

APPLICATION NUMBER:

DATE:

APPLICATION FOR BOOKING OF RESIDENTIAL PLOT

To

1. **Faith Buildtech Private Limited** ,
C4, 1st Floor, Malviya Nagar, New Delhi-110017 (“Developer”).
2. Adishwar Real Estate Private Limited (“Owner”)
3. Vishwas Propbuild Private Limited (“Owner”)
4. Mrityunjay Real Estate Private Limited (“Owner”)
5. Coral Buildhome Private Limited (“Owner”)
6. Success Propbuild Private Limited (“Owner”)
7. Commander Realcon Private Limited (“Owner”)

Corporate Office at:

IREO Campus, Archview Drive, Sector 59, Golf Course Extension Road, Gurugram - 122101

(Collectively the Developer and Owners collectively as the “COMPANY/Promoter”)

Sub: **APPLICATION FOR BOOKING OF RESIDENTIAL PLOT IN YOUR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA 2016 (DDJAY) OVER LAND AREA ADMEASURING 18.475 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE KHAIKA, SECTOR-4, TEHSIL SOHNA, DISTT. GURUGRAM, HARYANA KNOWN AS “PRIDEPARK ” (THE “PROJECT”) BEING DEVELOPED BY THE PROMOTER AS PER LICENCE NO. 5 OF 2024 ISSUED BY THE DIRECTOR, TOWN AND COUNTRY PLANNING, HARYANA, CHANDIGARH.**

Dear Sir,

I/we (also referred to as the “Applicant”) wish to apply for a residential Plot in your aforesaid Project as per the tentative area, size and the tentative payment plan opted by me/us as per details mentioned in **Annexure-A** (hereinafter the said Plot”):

I/we am/ are enclosing herewith Cheque /Draft/Pay order No. _____ dated _____ for Rs. _____
(Rupees _____ only) drawn on _____
payable at _____ (Bank & Branch) in favour of _____
which may please be treated as the non-refundable booking amount (“**Booking Amount**”) for the said Plot .

My/Our Particulars are as under:*

1. SOLE/FIRST APPLICANT

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth _____ Nationality _____

Self Attested
First Applicant

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident () Person of Indian Origin ()
Overseas Citizen of India () Others (please specify) _____

Marital Status: Married () Unmarried ()

Permanent Account Number _____

Aadhar Card Number (Mandatory) _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Correspondence Address:

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD Code) _____ Mobile No. _____

Name of the Company: _____

Designation: _____ **Address:** _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD Code) _____ Mobile No. _____

** It is mandatory to fill in the requisite information in all the columns for all applicants.*

2. SECOND/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth _____ Nationality _____

Self-Attested Photograph
of Second Applicant

Occupation:

Service ()

Professional ()

Business ()

Student ()

Housewife ()

Any other _____

Residential Status:

Resident ()

Non-Resident ()

Person of Indian Origin ()

Overseas Citizen of India ()

Others (please specify)

Marital Status:

Married ()

Unmarried ()

Permanent Account Number _____

Aadhar Card Number (Mandatory) _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Correspondence Address:

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD Code) _____ Mobile No. _____

Name of the Company: _____

Designation: _____ **Address:** _____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD Code) _____ Mobile No. _____

3. **THIRD/JOINT APPLICANT** (if applicable)

Mr./Ms./M/s. _____

s/w/d of _____

Date of Birth _____ Nationality _____

Self-Attested Photograph
of Third Applicant

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident () Person of Indian Origin ()
Overseas Citizen of India () Others (please specify) _____

Marital Status: Married () Unmarried ()

Permanent Account Number _____

Aadhar Card Number (Mandatory) _____

(In case of Resident Citizen only, for others, please attach copy of passport/PIO Card)

Correspondence Address:

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____

Name of the Company: _____

Designation: _____ **Address:** _____

City _____ State _____ Country _____
PIN _____ Email _____
Tel. No. (with STD Code) _____ Mobile No. _____

Address for communication:

I/We understand and agree that this Application for booking of the said Plot is subject, inter alia to the following amongst other terms and obligations to be observed by me/us, and I/we further agree and undertake to abide by all these terms, conditions and obligations:

01. I/We declare that I/we am/are competent to make and submit the present Application for booking of the aforesaid Plot and there is no legal, regulatory or statutory impediment or restriction on my/our making this Application or the payment tendered hereunder.
02. I/We have clearly understood that submission of this signed Application and payment by me/us of the Booking Amount shall not constitute a right to allotment of the aforesaid Plot and nor shall it create or result in any obligations on the Company towards me/us. I/We understand that the Company may at any time and at its sole discretion reject my/our Application without assigning any reasons whatsoever therefor.
03. I/We acknowledge and declare that the Company has readily provided me/us with all the information/clarifications as required by me/us and I/we have not relied upon and nor been influenced by any architects' plans, sales plans, sale brochures, advertisements, representations, promises or any other information except what is stated specifically in this Application and I/we have relied solely on my/our own estimation in deciding to make the present Application for the prospective purchase of the aforesaid Plot.
04. I/We declare that I/we have fully satisfied myself/ourselves about the right, title and interest of the Company and/or its Associate/Group Companies with respect to the land on which the proposed Project as well as the approvals/consents/sanctions/license granted by the DGTC, Haryana and/or any other government authority as required and the competency of the Company to develop and sell the aforesaid Plot. I/We have understood all the limitations and obligations of the Company with respect to the same. I/We have satisfied myself/ourselves with regard to the authority and appropriate powers vested by the Associate/Group Companies with the Company inter alia to undertake development, marketing, sale and administration of the said Project. I/We are further acknowledging that the said Associate/Group Companies shall be joining as Confirming Parties in the Plot Buyer's Agreement
05. I/We have also gone through and read the draft Plot Buyer's Agreement share/available on the Company's website www.ireopridepark.in I/We have fully understood all the terms and conditions contained in the Plot Buyer's Agreement. I/We agree to sign and execute the Plot Buyer's Agreement with the Company in its entirety and undertake to abide by all the terms and conditions contained therein.
06. I/We understand that the Total Price/ Total Sale Consideration as set out in Annexure-A inter alia includes the Development Charges, comprising amongst others, the External Development Charges (EDC), Infrastructure Development Charges (IDC), other charges for executing the external infrastructure work/facilities/services, in addition to the EDC, on account of the acquisition/development of a 24 meter or other external road (including the laying of any services along these roads), or for the setting up and installation of electrical sub stations, or for the laying out/re-location of transmission lines, or for any other similar infrastructural work/facilities/services, as the Director General Town and Country Planning (DGTC) or other government authority, may in the future, assign to the Company/recover charges for etc. as also the interest/carrying cost thereon. In addition to the above I/we agree that I/we shall also be liable to pay all third party charges including the applicable registration charges, stamp duty and miscellaneous expenses demanded by the Company as well as all Taxes and Other Costs in accordance with the Plot Buyer's Agreement/ statutory and or applicable charges. I/We understand and acknowledge that Taxes shall mean taxes, cesses, fees and/or surcharges paid or payable by the Company to the Government or any other statutory authority and/or designated agency if any prescribed by the Government by way of G.S.T., Service Tax, Labour Cess, Education Cess or any other taxes and/or cesses by whatever name called as may be applicable, levied or charged or to be levied or charged connection with the said Project or in future or any increase thereof. I/We further understand that Other Costs shall mean taxes, cesses, fees and/or surcharges statutorily or contractually reimbursed or reimbursable by the Company to its contractors, vendors, consultants and/or service providers against payment of G.S.T., Labour Cess, Education Cess or any other taxes or cesses by whatever name called, by such contractors, vendors, consultants and/or service providers and shall include any other amount paid or payable by the Company to the Government or any other statutory authority and/or designated agency if any prescribed by the Government, not elsewhere specified in the Plot Buyer's Agreement, in connection with the construction of Affordable Plotted Colony now or in future and/or any increase thereof and the incidence of which is borne as cost for the said Project by the Company.
07. I/We acknowledge and understand that this booking and/or the Plot Buyer's Agreement to be executed in due course is concerned solely with the conditions for transfer of the Plot for the consideration agreed. All the amounts payable by me/us in accordance with the payment plan are solely in lieu of the consideration for the transfer of the said Plot and no part of it is being charged as a fee for any kind of service whatsoever or such as may be implied or alleged to be due thereunder or may be deemed to be rendered by the Company.
08. I/We also acknowledge and understand that since the successful consummation of this booking and/or the Plot Buyer's Agreement resulting in conveyance of the Plot is not automatic and guaranteed result of

entering into this booking and/or the Plot Buyer's Agreement or payment of the sale consideration, therefore I/we shall not derive any right, title or interest whatsoever in any immovable property or the Plot until its final completion and successful conveyance thereof.

09. I/We have been explained by the Company and I/we acknowledge and have seen that the process of development of the aforesaid Project from stage of booking to conveyance is subject to various internal projections, Government directions, compliances, clearances and restrictions under multiple statutes as well as continuous dependencies upon diverse contractors, vendors, consultants and as such the Company does not have any absolute control or ironclad guarantees for the timelines committed herein, except the obligations and exit options contained in the Plot Buyer's Agreement, in the event of delay. Furthermore, the Company has invested a large amount of capital even prior to the booking application and delays in completion of the Project shall adversely impact the Company's profitability and therefore the Company does not derive any advantage whatsoever from delay in handing over of possession, much less at my/our cost.

However, notwithstanding its sincere commitment to deliver according to the committed timelines, as stipulated in the Plot Buyer's Agreement and/or RERA Certificate of the said Project, which has been seen by me, so as to provide maximum flexibility to me/us for the allocation of my/our funds against the Sale Consideration of the Plot. No other claim whatsoever, monetary or otherwise shall lie against the Company nor be raised otherwise or in any other manner by me/us. I/We also understand and acknowledge that delay in arriving at any stage for payment of the respective installment under the Payment Plan has no relevance to the overall Project schedule, since the rationale for such payment is independent of a shift, if any, in the Project timelines. I/We confirm and declare that I/we are making the booking of the Plot at this stage to take the benefit of having the allotment at the current pricing keeping I/We further declare that such an act shall not constitute or deemed to imply that the Project or the Plot has been commissioned by me/us individually or collectively with other applicants.

10. I/We further understand and agree that 10% of the Total Price/Sale Consideration of the Plot shall be deemed to constitute the **"Booking Amount /Earnest Money"**.
11. I/We agree that subject to force majeure and further subject to me/us having complied with all my/our obligations under the terms and conditions contained herein as also in the Plot Buyer's Agreement and not having defaulted under any provision(s) thereof including but not limited to the timely payment of all dues and charges including the Total Price/Sale Consideration, registration charges, stamp duty and other miscellaneous charges and also subject to me/us having complied with all formalities or documentation as prescribed by the Company, the Company proposes to offer possession and conveyance of the said Plot to me/us in accordance with RERA Certificate. That the Allottee shall get property registration identity from Municipal Corporation, Gurgaon or any relevant authority.
12. I/We further understand and agree that subject to above and where no transfer/nomination has taken place since the original booking of the said Plot, if the Company fails to offer the possession of the said Plot by the end of the Commitment Period, it shall be liable to pay to me/us in accordance with terms of the Plot Buyer's Agreement/RERA Guidelines.
13. I/We understand that the Booking Amount is non-refundable and in the event I/we withdraw our Application or if I/we do not accept the allotment made by the Company on my/our Application or I/we do not execute the Plot Buyer's Agreement within the time stipulated by the Company for this purpose or I/we fail to make the payment as per the Payment Plan, then my/our entire Booking Amount shall be forfeited to the Company and I/we shall be left with no right, interest, claim or lien on the said proposed Plot or its booking or otherwise on the Company in any other manner whatsoever.
14. I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address given above and any notices /letters sent by the Company to the above address shall be valid intimation to all of us regarding the contents therein.
15. In case my/our Application for booking of the said Plot is accepted and the Company makes an allotment, then I/we undertake to execute all documents/agreements as per the Company's format and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the Company in due course.
16. I/We have sought detailed explanations and clarifications from the Company prior to making this Application and the Company has readily provided such explanations and clarifications to us and after giving careful consideration to all the facts, terms and conditions, I/we have signed this Application and paid the

Booking Amount for allotment. I/We further undertake and assure the Company that in the event of rejection of my/our Application for booking by the Company, or in the eventuality of forfeiture of my/our Booking Amount/Earnest Money in accordance herewith, I/we shall be left with no right, title, interest or lien under this Application or against any Plot in relation to the said Project.

17. I/We understand and agree that if I/we fail to execute and register in HRERA the Plot Buyer's Agreement or fail to return all the copies duly executed & registered to the Company then this Application is liable to be treated as cancelled/terminated at the sole discretion of the Company and the Booking Amount/ Earnest Money shall stand forfeited and I/we shall be left with no rights or interest or claims in the said Application/Plot. No compensation or interest or any charges shall be paid by the Company to me/us.
18. Upon signing of the PBA, I/We shall make myself/ourselves available the registration of the same before the concerned Sub- registrar as per the intimation received from the company. I./We hereby agree that all or any disputes arising out of or touching upon or in relation to the terms of this booking and/or Plot Buyer's Agreement or its termination including the interpretation and validity of the terms hereof and the respective rights and obligations of the parties herein shall be under the provision of RERA.
19. I/We also agree that the rights and obligations under or arising out of this booking and/or the Plot Buyer's Agreement shall be construed and enforced in accordance with the laws of India.

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing material has been concealed or withheld by me/us therefrom. I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.

Channel Partner, (If any), if no
channel partner, then please
mention "Direct "

Name:

(Sign and put rubber stamp)

HRERA Agent Registration
Number

Telephone / Mobile Number:

Permanent Account No.

GST No.

Thanking you,
Yours faithfully,

Date:

Place:

Note:

- 1) All payments to be made by the Applicant unless specified otherwise in writing by the Company, shall be vide a demand draft/banker's cheque/ordinary cheque payable at par at Gurgaon in favour of **"Faith Buildtech Pvt. Ltd.- Pridepark - Collection Account"** or an interbank electronic transfer to the Company's current account no **"8947712291"** IFSC Code **"KKBK0000261"** with **Kotak Mahindra Bank Ltd**, branch at **JMD Regent Square, MG Road, Gurugram**. All payments shall be subject to their actual realization in the above mentioned account. The date of credit into the above account shall be deemed to be the date of payment and exchange rates prevailing on such date shall be applicable for payments made in foreign currency.
- 2) In case the cheque comprising Booking Amount/registration amount is dishonoured due to any reason, the Company reserves the right to cancel the booking without giving any notice to the Applicant(s).
- 3) Applications not accompanied by photographs and the particulars mentioned hereinabove of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- 4) Documents required at the time of booking#:
 - a. Booking Amount Cheque / Draft.
 - b. PAN No. & Copy of PAN Card/Undertaking.
 - c. Aadhar Card Number & Copy of Aadhar Card
 - d. For Companies: Copy of Memorandum & Articles of Association, Certificate of incorporation, certified copy of Board Resolution, Form 18 or INC -22 and Form 32 or DIR-12.
 - e. For Partnership Firm: Copy of partnership deed, firm registration certificate, consent/authorization from all the partners.
 - f. For Foreign Nationals of Indian Origin: Passport photocopy and funds from their own NRE/FCNR A/c.
 - g. For NRI: Copy of passport and payment through their own NRE/NROA/c/FCNR A/c.
 - h. One photograph of each Applicant.
 - i. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving License/ PIO Card/OCI Card etc.
 - j. Specimen signatures duly verified by bankers (in original).
 - k. If the first applicant is a minor, then proof of age and address of natural guardian to be furnished.

#All copies of documents wherever required, should be self-attested.

ANNEXURE-A

PROVISIONAL DETAILS OF THE PLOT

(1) Plot No. _____

(2) Type _____ Area _____ sq. tr. (approx) [_____ sq. yards (approx)]

PAYMENT PLAN (attached): (Please tick appropriate)

Down Payment Plan [☐]

Development Linked Plan [☐]

DETAILS OF TOTAL SALE VALUE

- i. Sale Value (INR) : Rs. _____
- ii. Preferred Location Charges (PLC), if applicable (INR) : Rs. _____
- iii. Interest Free Maintenance Security Deposit (IFMSD) : Rs. _____ per sq. yd

Sale Value includes BSP, EDC & IDC
1 sq. yds. = 0.836127 sq. mtr.

Note: The Total Sale Value shall not include amounts including Taxes and Levies (Prospectively or retrospectively as imposed by the relevant authority), Stamp duty, Registration charges and Administration Charges with respect to Agreement for sale and Conveyance Deed, Electrification and Power backup charges, Water facility charges, Sewerage Charges, revised Development Charges, as applicable or as indicated in the Plot Buyer's Agreement shall be extra and payable by the Applicant(s) as and when demanded by the Company for the said plot.

Signatures of:

Sole/First Applicant

Second Applicant

Third Applicant

(Concerned Team Member/Authorized Signatory)

(Sales Team)

(SALES HEAD)

Payment Plan

Annexure A -: Payment Plan

Earnest money which is not exceeding 10% of the total cost of the Unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

Sl No	Installment	Percentage of total consideration	Amount in Rs
1	On Booking	< 10%	
2	On BBA (<i>Within 30 Days of Registration of BBA or Within 60 days of dispatch of Allotment Letter, whichever is earlier</i>)	40%	
3	On Possession	50%	
	Total Payable		

OR

2. In case of Development linked installment Plan

SI No	Stage of Payment	Percentage
1	At the time of booking along with allotment letter	<10% (of BSP inclusive of EDC/IDC)
2	On Signing & Registration of Agreement to Sale / BBA (<i>Within 30 Days of Registration of BBA or Within 60 days of dispatch of Allotment Letter, whichever is earlier</i>)	<15% (of BSP inclusive of EDC/IDC)
3	On completion of sewer line , STP, Storm water drainage and Rain water harvesting and completion of water line and underground tank	+25% (of BSP inclusive of EDC/IDC)
4	On completion of electric sub station , laying of cables and erection of street lights , renewable energy system, security and firefighting services	+15% (of BSP inclusive of EDC/IDC)
5	On completion of roads and pavements / parking	+15% (of BSP inclusive of EDC/IDC)
6	On completion of landscaping and development of parks and playground , black top of internal roads	+10% (of BSP inclusive of EDC/IDC)
7	On possession (Stamp Duty , registration charges , miscellaneous expenses / fee etc)	+10% (of BSP inclusive of EDC/IDC)