
APPLICATION FORM

U R B A N

STREET

Application Form for Booking of a Retail Unit in "Urban Street" Sector-78, Faridabad, Haryana

Application No:.....

Date:.....

M/s Conscient Infrastructure Pvt. Ltd.

Registered Office: K-1, Green Park Main, New Delhi – 110016, India

Office Address: 10th Floor, Tower - D, Global Business Park, Mehrauli - Gurugram Road, Gurugram - 122002, Haryana, India.

Dear Sir/ Madam,

I/We request for an allotment of a Retail unit in the Commercial Portion "Urban Street" of the Affordable Group Housing Complex, 'Habitat-78', situated in Sector-78, Faridabad, Haryana (hereinafter referred to "Said Complex").

I/We remit herewith a sum of ₹, (Rupees.....
..... only) by Cheque(s)/Demand Draft(s)/Pay Order(s)
No. dated drawn on
..... as part Booking Amount.

I/ We, shall, further within _____ days of this application, pay an amount of Rs..... towards the remaining Booking Amount payable under the present application.

I/We have clearly understood that this application does not constitute an Agreement for Sale and the allotment of a Retail Unit is entirely at the sole discretion of the Company and merely by making this application, I/we do not become entitled to the provisional and/or final allotment of a Retail Unit notwithstanding the fact that M/s. Conscient Infrastructure Pvt. Ltd. (hereinafter referred to as 'Company') may have issued a receipt in acknowledgement of the money tendered with this application.

I/ We agree that unless and until the total Booking Amount as provided hereinabove is paid to the Company, I/we shall not be entitled to be offered confirmation of booking/ allotment through dispatch of Buyer's Agreement/Agreement for Sale for execution. I/We agree that in case of failure on my/ our part to pay any part of the Booking Amount as provided hereinabove, the Company shall be entitled to cancel the present application after forfeiting all monies paid till such date. The Company shall, however, at its sole discretion be entitled to condone such delay by imposing penal interest as per applicable laws upon such delayed payments accruing from the date of due payment till receipt of payment by the Company. It is only after I/we sign and execute the Buyer's Agreement and agree to abide by the terms & conditions laid down therein that the allotment shall become final and binding upon the Company. If, however, I/we fail to execute and return the Buyer's Agreement within thirty (30) days from the date of its dispatch by the Company and/or fail to appear before the Sub-registrar's office for its registration as and when intimated by the Company (if necessary as per applicable law), then the Company can serve a notice to me/us for rectifying such default. In case, I/we fail to rectify such default within fifteen (15) days of receipt of such notice from the Company, then this application shall be treated as cancelled at the sole discretion of the Company and the money paid by me/us shall stand forfeited. I/We have clearly understood that the Buyer's Agreement sent by post/courier on the address as provided by me/us herein below shall be deemed to be delivered to me/us after 5 days from the date of post/courier by the Company.

.....
Signature of Sole/First Applicant

.....
Signature of Second Applicant

.....
Signature of Third Applicant

Name:..... Address:.....

Contact No.(Mobile):..... Landline:.....

I/We am/are making this application with the full knowledge that the construction of the Said Complex is yet to be completed. I/We have fully apprised myself/ourselves with respect to the current status of the Said Complex including but not limited to the stage of construction of the Said Complex prior to making the present application. In the event of Company agreeing to allot a Retail Unit to me/us, I/we agree to pay the further installments towards the cost of Retail Unit and all other dues as stipulated in the Buyer's Agreement and payment schedule as explained to me/us by the Company and understood by me/us.

As already confirmed herein above, I/we do hereby declare that I/we have gone through the terms and conditions of the Buyer's Agreement made available to me/us in the Company's Office's and I/we undertake to abide by the said terms and conditions and sign the Buyer's Agreement and the Maintenance Agreement as and when called upon to do so. I/We agree that I/we shall not be entitled to take possession of the Retail Unit without payment of all due charges including but not limited to the Preferential Location Charges (PLC), Interest Free Maintenance Deposit (IFMD), External Development Charges (EDC), Other Charges, Registration Charges (RC), Legal Documentation Charges, Stamp Duty (SD), Goods & Service Tax (GST), any other third party/statutory taxes, fees, charges etc., or interest thereon as may be applicable. I/We are aware that the Said Complex has been duly registered vide Registration No. 78 of 2017 under The Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder for Haryana and I have fully apprised myself/ourselves with respect of all the applicable laws in relation to the Said Complex including but not limited to The Real Estate (Regulation and Development Act), 2016 and the Rules framed thereunder for Haryana.

I/We further accept and confirm that the allotment when confirmed shall be subject to I/we adhering to the payment schedule and further making various payments in respect of the Retail Unit as specified in Buyer's Agreement and that the non-payment/delay in payment of any such amount gives the full authority and power to the Company to cancel the allotment according to the terms of the Buyer's Agreement.

In case of any difference and/or dispute between the Company and me/us falling under the ambit of The Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder for Haryana, the same shall be referred to the Adjudicating Officer appointed under the said Act and Rules. In case of any other difference and/or dispute between the Company and me/us falling outside the ambit of The Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder for Haryana, the same shall be referred for arbitration to a sole arbitrator appointed by the Company and the award of the sole arbitrator shall be final and binding on the parties. It is understood and accepted that only Courts/Tribunals at Delhi shall have the jurisdiction to entertain any dispute between the Company and me/us.

I/We further agree and confirm that the Company is bound only by specifically laid down information in the Buyer's Agreement of the aforesaid Retail Unit signed by a Director/Authorized Signatory of the Company. I/We have fully apprised myself/ourselves with respect to the Applicable Laws including but not limited to The Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder for Haryana and are applying for Retail Unit only thereafter with your Company.

I/We have gone through the above terms and conditions and have understood them and I/we hereby accord my/our acceptance thereof.

.....

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

PERSONAL DETAILS FORM

Sole/First Applicant:

Son/Daughter/Wife of:

Permanent Address:

.....

Mailing Address:

.....

Telephone: Mobile: Fax:

Email 1: Email 2: Age:

Profession: Service Business Any other (specify).....

Residential Status: Resident NRI PIO OCI Nationality:

PAN No.: Aadhaar No.: Date of Birth:



Second Applicant:

Son/Daughter/Wife of:

Permanent Address:

.....

Mailing Address:

.....

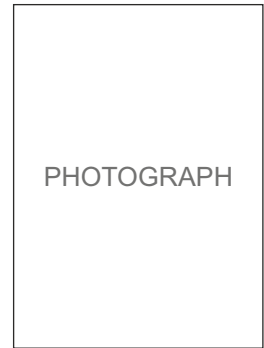
Telephone: Mobile: Fax:

Email 1: Email 2: Age:

Profession: Service Business Any other (specify).....

Residential Status: Resident NRI PIO OCI Nationality:

PAN No.: Aadhaar No.: Date of Birth:



Third Applicant:.....

Son/Daughter/Wife of:

Permanent Address:

.....

Mailing Address:

.....

Telephone: Mobile:..... Fax:

Email 1: Email 2: Age:.....

Profession: Service Business Any other (specify).....

Residential Status: Resident NRI PIO OCI Nationality:

PAN No.: Aadhaar No.:..... Date of Birth:



DETAILS OF RETAIL UNIT

Retail Unit No.	Floor	Carpet Area sq.ft.*	Super Area sq.ft.*	Choice of Wet Point
				Yes <input type="checkbox"/> No <input type="checkbox"/>

Basic Sale Price (BSP)* [in INR]	
Preferential Location Charges (PLC)* [in INR]	
External Development Charges (EDC)* [in INR]	
Interest Free Maintenance Deposit (IFMD)* [in INR]	
Power Back-up Charges [in INR]	
Wet Point Charges [in INR]	
Total Unit Price* [in INR]	

* All prices above are calculated on carpet area

Mode of Booking	Channel Partner Name, Address & Stamp	Relationship Manager Name
Direct <input type="checkbox"/>		
Channel Partner <input type="checkbox"/>		

.....
Signature of Sole/First Applicant

.....
Signature of Second Applicant

.....
Signature of Third Applicant

* 1 sq. mtr. = 10.764 sq. ft.

PAYMENT PLAN OPTED

Payment Plan Opted for:

Down Payment

Installment Payment

OTHERS (specify).....

Note:

1. Payment to be made by Cheque(s)/Demand Draft(s)/Pay Order(s) only drawn in favor of **Conscient A/C Habitat78** payable at New Delhi.
2. Allotment to Non-Residents and Nationals of Indian Origin will be subject to laws of the Republic of India.
3. For Non-Residents/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Retail unit compliance with the provisions of Foreign Exchange Management Act, 1999(FEMA) or any other enactments shall be their own sole responsibility.

DECLARATION

I/We, the applicant, herein do hereby declare that this application for allotment is irrevocable and that the particulars given above are true and correct and nothing has been concealed therefrom. I/We have read, understood, agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Buyer's Agreement to be executed.

Signature of Sole/First Applicant

Name: PAN:.....

Signature of Second Applicant

Name: PAN:.....

Signature of Third Applicant

Name: PAN:.....

Place:.....

Date:.....

FOR OFFICE USE ONLY

Provisional Registration of Retail Unit Application	Accepted <input type="checkbox"/> Rejected <input type="checkbox"/>
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Retail Unit No.	Floor	Carpet Area sq.ft.*	Super Area sq.ft.*	Choice of Wet Point
				Yes <input type="checkbox"/> No <input type="checkbox"/>

Basic Sale Price (BSP)* [in INR]	
Preferential Location Charges (PLC)* [in INR]	
External Development Charges (EDC)* [in INR]	
Interest Free Maintenance Deposit (IFMD)* [in INR]	
Power Back-up Charges [in INR]	
Wet Point Charges [in INR]	
Total Unit Price* [in INR]	

** All prices above are calculated on carpet area*

Mode of Booking	Channel Partner Name, Address & Stamp	Relationship Manager Name
Direct <input type="checkbox"/> Channel Partner <input type="checkbox"/>		

.....
 Authorised Signatory

* 1 sq. mtr. = 10.764 sq. ft.

DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM

INDIVIDUAL (RESIDENT OF INDIA):

- 2 Passport Size photographs of each Applicant.
- Self Attested copy of PAN Card of each Applicant.
- Self Attested copy of Address Proof of each Applicant.
- Self Attested copy of Aadhaar Card of each Applicant.

PARTNERSHIP FIRMS:

- Passport Size photographs of each Partner.
- Notarized copy of Partnership Deed.
- Self Attested copy of PAN Card of Firm.
- Self Attested copy of PAN Card of Authorized Person.
- Self Attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorization letter for purchase of Retail Unit duly signed by all Partners.

PRIVATE LIMITED & LIMITED COMPANY:

- 2 Passport Size photographs of the authorized person of the Company.
- Self Attested copy of PAN Card of the Company.
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director/Company Secretary of the Company.
- Board resolution authorizing the signatory of the application form to buy Retail Unit on behalf of the Company.
- List of Directors duly signed by the Director/Company Secretary of the Company.
- Self Attested copy of Form 32/DIR-12 along with Challan in case of change of Directors.
- Self Attested Copy of ID Proof of Authorised Person of the Company.
- Self Attested copy of Address Proof of Company

HINDU UNDIVIDED FAMILY (HUF):

- 2 Passport Size photographs of Applicant.
- Self Attested copy of PAN card of HUF.
- Self Attested copy of Address Proof of Applicant.
- Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF

NRI/OCI/PIO:

- 2 Passport Size photographs of each Applicant.
- Self Attested copy of Address Proof of each Applicant.
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.
- Self Attested copy of Passport in case of an NRI/OCI/PIO Customer.
- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- Letter from the Executant that the G.P.A. is valid till date. In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.
- In case of Demand Draft(s) (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the applicant.



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