

# nora

## 1 ROOM COZY HOMES

### A T T H E H E R M I T A G E

**Application Form for Booking/ Allotment Of Residential Apartment "NORA", At Sector 103, Gurgaon, Haryana.**

Application No: -.....

Date: - .....

**M/S. Satya Developers Private Limited.**

**CIN No. U70101DL1995PTC072172.**

34 Babar Lane, Bengali Market,

New Delhi-110001

India

**Dear Sirs,**

I/We request for a provisional allotment of a Residential Studio Apartment (hereinbefore & after referred to as "Nora Apartment/s"/ "Residential Apartment/s") in your project at Sector 103, Gurgaon, Haryana (hereinafter referred to as 'Residential Complex').

I/We remit herewith a sum of Rs...../-(Rupees.....  
.....only) by Bank Draft/ Cheque No. / RTGS  
No.....dated.....drawn on .....as  
booking amount.

I/we have clearly understood that this Application does not constitute an Agreement to Sell and I/we do not become entitled to the provisional and/or final allotment of Apartment, notwithstanding the fact that M/s. Satya Developers Private Limited (hereinafter referred to as the "Company") may have issued a receipt in acknowledgment of the money tendered along with this Application.

I/We have seen all the documents pertaining to title of the land over which the Residential Complex is being raised. The Company is in the process of developing the Residential Complex in accordance with the plans approved by the competent authority, which have been explained to me/us and understood by me/us.

It is only after I/we sign and execute the Buyer's Agreement on the Company's standard format agreeing to abide by the terms & conditions laid down therein that the allotment shall become final

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**



and binding upon the Company. If, however, I/we fail to execute and return the Buyer's Agreement within 30 (Thirty) days from the date of its dispatch by the Company, then this Application shall be treated as cancelled at the sole discretion of the company and the money paid by me / us till then, shall stand forfeited. I/we have clearly understood that the Buyer's Agreement sent by registered post 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 by the Company.

Address: .....

.....

I/we/ am/ are making this Application with the full knowledge that the construction of the said Residential Complex has been started. I/ We shall accept the refund of amount tendered herewith, without any interest if, for any reason, the Company does not allot an Apartment to me/us.

I/We agree to pay further installments of sales price and all other charges as stipulated in this Application and/or Buyer's Agreement and/or the payment plan (annexed herewith) as explained to me/ us by the Company and understood by me/ us. I/We have understood and accept that 20% (Twenty) of the total sale price as per the Buyer's Agreement shall constitute earnest money. I/ We am/are fully aware of the consequences on account of non-payment of installments within the stipulated time. Any payment made without execution of Buyer's Agreement will not confirm allotment in my/our favor.

I/We agree to pay the Stamp Duty, Documentation Charges, Registration expenses, other fees and charges in respect of the Sale Deed, prior to taking possession.

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 and the Maintenance Agreement made available to me/us in the Company's office and I/we agree and undertake to abide by the said terms and conditions thereof and sign the Buyer's Agreement and the Maintenance Agreement as and when called upon to sign by the Company. I/ We agree that I/ we shall not be entitled to take possession of the Residential Apartment without payment of all due charges including registration and stamp duty. The Company shall have the full and sole authority and power to amend the terms and conditions of the Buyer's Agreement and Maintenance Agreement as and when it deems fit.

I/We further accept and confirm that the Allotment shall be subject to my/ our adhering to the payment schedule and making various payments in respect of the Residential Apartment as well as amount payable under the Maintenance Agreement including IFMS etc. Any non-payment/delay in payment of any such amount gives the full authority and power to the Company to cancel the allotment.

In case of any difference and/or dispute between the Company and me/us, the same shall be referred to arbitration of a sole arbitrator to be appointed by the Chairman of the Company and the award of the sole arbitrator shall be final and binding on the parties. It is understood and expressly accepted that only Courts/Tribunals/ Quasi-Judicial Authorities at Delhi shall have the jurisdiction to entertain any dispute arising out of this Application between me/ us and the Company. The venue of Arbitration shall be at New Delhi.

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**

I/We further agree and confirm that the Company is not bound by any information, expressly or impliedly provided in the brochure, advertisements, hoardings, pamphlets, handbills etc. except as specifically laid down in the Buyer's Agreement of the Residential Apartment to be signed by an authorized signatory of the Company.

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

**ENCLOSED:**

- 1. Annexure A: Personal Details Form
- 2. Annexure B: List of Documents
- 3. Annexure C: Payment Plan

**DETAILS OF APARTMENT APPLIED FOR:**

- a. Type: Studio
- b. Floor .....
- c. Super Area (Approx.) .....sq.ft. (..... sq.mtr.)
- d. Built Up Area (Approx.) .....sq.ft. (..... sq.mtr.)
- e. Tower/Building Block .....f) Tentative Apartment No.....
- f. Right to use of parking facility ..... covered , ..... surface, covered /surface back to back.

**COMPONENT OF SALE PRICE**

- a) Basic Sale Price .....
- b) Preferential Location Charges (PLC) if Any .....
- c) External Development Charges (EDC).....
- d) Infrastructural Development Charges (IDC).....

**Total Sale Price (a+b+c+d) + (\*)+(\*\*)**

Rupees.....

\*Other charges extra.

\*\* Service Tax, VAT, Cess and any other tax and/ or levies as applicable)

**PREFERRED MODE OF CORRESPONDENCE:** BY E-mail Fax Post

**Declaration**

I/We the Applicant herein do hereby declare that this Application for provisional allotment is irrevocable and that the particulars given above are true & correct and nothing has been concealed there from. I have read, understood and agreed to sign the enclosed terms and

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**



conditions herein and undertake to abide by the terms and conditions of the Buyers' Agreement to be executed.

Name: ..... Name: ..... Name: .....

PAN No: ..... PAN No: ..... PAN No: .....

Place:

Date:

**For Office use only**

Right to use of Parking Facility..... covered, ..... surface, covered/surface back to back.

**Mode of Booking:** Direct..... / Channel Partner .....

**Special Instructions/Remarks**

.....  
.....

**(Authorized Signatory for Company)**

**Provisional Allotment of Residential Apartment:** .....

**Application:** Accepted ..... / Rejected .....

**(Authorized Signatory for Company)**

**Signature of Sole/First Applicant**

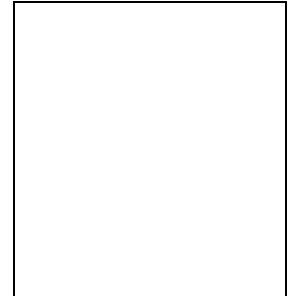
**Signature of Co-Applicant**

**Signature of Second Co-Applicant**

**ANNEXURE A**

**SOLE / FIRST APPLICANT**

Mr. /Ms. ....  
 s/d/w/o.....  
 Occupation.....  
 Residential/Mailing Address .....  
 .....  
 Permanent Address:.....  
 .....  
 Date of Birth .....Telephone (Off) .....  
 Telephone (Res) ..... Mobile .....  
 E-Mail..... Fax No.....  
 Permanent Account No..... UID No .....  
 Ward/Circle/Special Range and place where assessed for Income-Tax .....  
 Status: Resident/Non-resident/Person of Indian Origin .....



**OR**

M/s..... a  
 Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/  
 \*Partnership Firm/ \*Proprietorship Firm, having its registered office at .....  
 .....through  
 its Authorized Signatory/ Director / Partner / Sole Proprietor .....  
 .....duly authorized by Board Resolution/ Authority Letter of other  
 Partners/ Power of Attorney dated ..... TIN .....  
 Permanent Account No..... E-mail .....  
 Fax .....Telephone(Off.).....  
 Telephone (Res) .....Mobile. ....  
 Ward/Circle/Special Range and place where assessed for Income-Tax .....  
 Status: Resident/Non-Resident/Person of Indian Origin .....

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**



**CO- APPLICANT**

Mr. /Ms.....

s/d/w/o.....

Occupation.....

Residential/Mailing Address .....

.....

Permanent Address:.....

.....

Date of Birth ..... Telephone (Off) .....

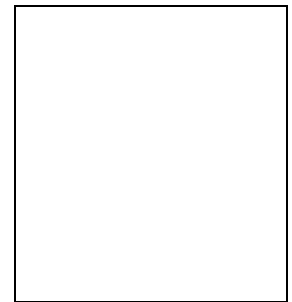
Telephone (Res) ..... Mobile .....

E-Mail..... Fax No.....

Permanent Account No..... UID No .....

Ward/Circle/Special Range and place where assessed for Income-Tax .....

Status: Resident/Non-resident/Person of Indian Origin .....



**OR**

M/s .....a

Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/

\*Partnership Firm/ \*Proprietorship Firm, having its registered office at .....

.....

through its Authorized Signatory/ Director / Partner / Sole Proprietor .....

.....duly authorized by Board Resolution/ Authority Letter of other

Partners/ Power of Attorney dated .....TIN.....

Permanent Account No..... E-mail .....

Fax ..... Telephone (Off.).....

Telephone (Res) ..... Mobile. ....

Ward/Circle/Special Range and place where assessed for Income-Tax .....

Status: Resident/Non-Resident/Person of Indian Origin .....

**Signature of Sole/First Applicant**

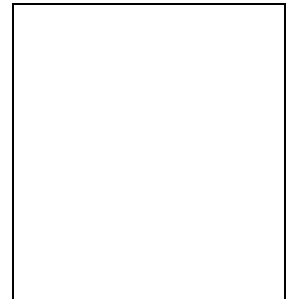
**Signature of Co-Applicant**

**Signature of Second Co-Applicant**



**SECOND CO- APPLICANT**

Mr. /Ms. ....  
s/d/w/o.....  
Occupation.....  
Residential/Mailing Address .....  
.....  
Permanent Address:.....  
.....  
Date of Birth ..... Telephone (Off) .....  
Telephone (Res) ..... Mobile .....  
E-Mail..... Fax No.....  
Permanent Account No..... UID No .....  
Ward/Circle/Special Range and place where assessed for Income-Tax .....  
Status: Resident/Non-resident/Person of Indian Origin .....



**OR**

M/s..... a  
Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/  
\*Partnership Firm/ \*Proprietorship Firm, having its registered office at .....  
.....through  
its Authorized Signatory/ Director / Partner / Sole Proprietor .....  
..... duly authorized by Board Resolution/ Authority Letter of other  
Partners/ Power of Attorney dated .....TIN.....  
Permanent Account No..... E-mail .....  
Fax .....Telephone (Off.).....  
Telephone (Res) ..... Mobile. ....  
Ward/Circle/Special Range and place where assessed for Income-Tax .....  
Status: Resident/Non-Resident/Person of Indian Origin .....

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**

## **ANNEXURE B**

### **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 UID Card

#### **Proprietorship/Partnership Firms:**

- 2 Passport Size photographs of Proprietor/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 provisional allotment of Residential Apartment duly signed by all Partners.

#### **Private Limited/ Limited Company/ LLP:**

- 2 Passport Size photographs of the Authorized Person of the Company/ LLP.
- Self Attested copy of PAN Card of the Company/ LLP.
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director / Company Secretary of the Company/ Registration Certificate and Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the Application Form for provisional allotment of residential apartment on behalf of the Company/ LLP.
- List of Directors duly signed by the Director / Company Secretary of the Company/ List of Partners under LLP Act duly signed by all the Partners.
- Self Attested copy of Form 32 along with Challan in case of change of Directors/ Appropriate Form for the change of Partners under LLP Act.
- Self Attested Copy of ID Proof of Authorized Person of the Company/ LLP.
- Self Attested copy of Address Proof of Company/ LLP.

#### **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.

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**



**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.

**Signature of Sole/First Applicant**

**Signature of Co-Applicant**

**Signature of Second Co-Applicant**

# nora

## 1 ROOM COZY HOMES

A T T H E H E R M I T A G E

### Sector 103 Gurgaon

### Price List & Payment Plan

Particulars	Per Sq.ft
BSP	As Applicable
<b>Down Payment Plan (Discount 8% on BSP)</b>	
On Booking	Rs 2 Lacs
Within 30 Days Of Booking	To Complete 10% of BSP Including amount paid on Booking
Within 75 Days Of booking	85% of BSP + EDC & IDC + PLC
On Offer of Possession	5% of BSP + CM +IFMS + Registration Charges + Stamp Duty + Other Charges as applicable
<b>Construction Linked Payment Plan</b>	
On Booking	Rs 2 Lacs
Within 30 Days of Booking	To Complete 10% of BSP Including amount paid on booking
Within 75 Days of Booking	10% of BSP
Within 150 days of Booking	7.5% of BSP
On Commencement of Basement Roof Slab	7.5% of BSP + 50% of EDC & IDC
On Commencement of Ground Floor Slab	7.5% of BSP + 50% of EDC & IDC
On Commencement of 01st Floor Slab	7.5% of BSP + 50% of PLC
On Commencement of 02nd Floor Slab	7.5% of BSP + 50% of PLC
On Commencement of 03rd Floor Slab	7.5% of BSP
On Commencement of 04th Floor Slab	10% of BSP
On Commencement of Top Floor Slab	10% of BSP
On Commencement of Flooring work*	10% of BSP
On Offer of Possession	5% of BSP + CM +IFMS + Registration Charges + Stamp Duty + Other Charges as applicable

**Note:**

- BSP refers to Basic Sale Price.
  - P.L.C. (Preferential Location Charges) payable extra, as applicable.
  - Service Tax, VAT and other Taxes as Applicable
  - Amount payable additional at the time of offering of possession shall interalia include- Registration Charges , Stamp duty, Non Refundable Club membership Charges, Electrification Charges, BOCW Welfare cess, Contingency / Sinking fund deposit.
  - \*Installment shall become payable (as per actual construction schedule) irrespective of their serial order in which they are listed above.
  - Maintenance charges shall be payable in advance on the basis of super area of the Apartment/Unit as determined by the company at the time of offering possession.
  - Scheme subject to revision / availability / withdrawal at any time (T & C apply).
- 1 sq.mtr = 10.764 sqft.

Signature of Sole/First Applicant

Signature of Co-Applicant

Signature of Second Co-Applicant