

## **BOOKING APPLICATION FORM CUM ALLOTMENT LETTER**

<b>Application Date</b>	:	
<b>Customer ID</b>	:	
<b>Booking Order No.</b>	:	

To,  
**Shri Ganesh Developers,  
Royal Altezza, Bldg. No.139,  
New Pantnagar, Ghatkopar – (E),  
Mumbai – 400 075.**

**Dear Sir / Madam,**

We the said Applicant/s hereby apply for booking of a Residential Unit for a consideration as detailed further in this Application Form.

We request Shri Ganesh Developers to allot us our preferred Unit at the agreed consideration amount. The payments will be made by us as detailed in the payment plan / cost sheet.

By signing this Application Form, we do hereby accept and agree to abide by the Terms & Conditions as detailed in the Application Form.

We the Applicant/s confirm that we have chosen to purchase the said unit after exploring all options of similar properties and have approached Shri Ganesh Developers to allot us the unit preferred by us.

We the Applicant/s hereby solemnly declare and confirm that all foregoing facts are true to the best of my/our knowledge and nothing relevant has been concealed or suppressed. We would also undertake to inform Shri Ganesh Developers of any future changes related to information and details in this Application Form.

I / We have booked the above said flat and paid the token amount of part of earnest money. I have assured you that I will pay the balance amount by in 15 days from the date of this letter. If I fail to pay the amount by the above said date, then you are free to cancel the above said flat and forfeit the amount of Rs. \_\_\_\_\_ from the total amount paid by me. I do not have the objection for the same.

We the applicants do not have any objection to receive marketing material correspondence, Calls, SMS, E-mails, WhatsApp or any marketing material from the Shri Ganesh Developers.

**We declare that all details given by me / us are correct.**

<b>Main Applicant Name:</b>	_____
<b>Second Applicant Name:</b>	_____
<b>Third Applicant Name:</b>	_____

**Place:**

**Date:**

**Main Applicant**

**Second Applicant**

**Third Applicant**

MAIN APPLICANT	
<b>Name</b>	: _____
<b>Date of Birth</b>	: DD / MM / YYYY
<b>Marital Status</b>	: Single / Married
<b>Wedding Anniversary</b>	: DD / MM / YYYY
<b>Gender</b>	: Male / Female / Others
<b>Nationality</b>	: Indian / NRI
<b>Occupation</b>	: Service / Self Employed
<b>PAN No.</b>	: _____
<b>Aadhar No.</b>	: _____
<b>Landline No.</b>	: _____
<b>Mobile No. - 1</b>	: _____
<b>Mobile No. - 2</b>	: _____
<b>WhatsApp No.</b>	: _____
<b>E-mail ID - 1</b>	: _____
<b>E-mail ID - 2</b>	: _____
<b>Correspondence Address</b>	: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>City: _____</span> <span>Pin Code: _____</span> </div> Country: _____
<b>Permanent Address</b>	: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>City: _____</span> <span>Pin Code: _____</span> </div> Country: _____
<b>Profession / Job Title</b>	: _____
<b>Company Name</b>	: _____
<b>Are you an existing customer of Shri Ganesh Developers</b>	: <b>Yes / No</b>  If yes, please mention Project name _____ Unit Number _____

**Main Applicant**

**Second Applicant**

**Third Applicant**

**SECOND APPLICANT**

<b>Name</b>	:	
<b>Date of Birth</b>	:	DD / MM / YYYY
<b>Marital Status</b>	:	Single / Married
<b>Wedding Anniversary</b>	:	DD / MM / YYYY
<b>Gender</b>	:	Male / Female / Others
<b>Nationality</b>	:	Indian / NRI
<b>Occupation</b>	:	Service / Self Employed
<b>PAN No.</b>	:	
<b>Aadhar No.</b>	:	
<b>Landline No.</b>	:	
<b>Mobile No. - 1</b>	:	
<b>Mobile No. - 2</b>	:	
<b>WhatsApp No.</b>	:	
<b>E-mail ID - 1</b>	:	
<b>E-mail ID - 2</b>	:	
<b>Correspondence Address</b>	:	<p>City: _____ Pin Code: _____ Country: _____</p>
<b>Permanent Address</b>	:	<p>City: _____ Pin Code: _____ Country: _____</p>
<b>Profession / Job Title</b>	:	
<b>Company Name</b>	:	
<b>Are you an existing customer of Shri Ganesh Developers</b>	:	<p><b>Yes / No</b></p> <p>If yes, please mention Project name _____ Unit Number _____</p>

Main Applicant

Second Applicant

Third Applicant

THIRD APPLICANT		
<b>Name</b>	:	
<b>Date of Birth</b>	:	DD / MM / YYYY
<b>Marital Status</b>	:	Single / Married
<b>Wedding Anniversary</b>	:	DD / MM / YYYY
<b>Gender</b>	:	Male / Female / Others
<b>Nationality</b>	:	Indian / NRI
<b>Occupation</b>	:	Service / Self Employed
<b>PAN No.</b>	:	
<b>Aadhar No.</b>	:	
<b>Landline No.</b>	:	
<b>Mobile No. - 1</b>	:	
<b>Mobile No. - 2</b>	:	
<b>WhatsApp No.</b>	:	
<b>E-mail ID - 1</b>	:	
<b>E-mail ID - 2</b>	:	
<b>Correspondence Address</b>	:	<div style="text-align: center;"> City: _____ Pin Code: _____  Country: _____ </div>
<b>Permanent Address</b>	:	<div style="text-align: center;"> City: _____ Pin Code: _____  Country: _____ </div>
<b>Profession / Job Title</b>	:	
<b>Company Name</b>	:	
<b>Are you an existing customer of Shri Ganesh Developers</b>	:	<b>Yes / No</b>  If yes, please mention Project name _____ Unit Number _____

Main Applicant

Second Applicant

Third Applicant

## TERMS AND CONDITIONS

Forming part of this Application Form and shall be binding on the Intending Allottee(s):-

1. An individual, i.e., a person of the age of major or a minor through legal or natural guardian, whether an Indian Resident citizen or Non-Resident Indian Citizen or a Person of Indian Origin, Overseas Citizen of India ( in case of minor, age proof and name of natural guardian is required to be eligible to apply). Joint Application by natural persons are only permitted.
2. Applicant/s is / are required to keep the Promoter promptly informed of any changes of their residence status in writing supported by necessary document. Applicant/s have to provide his / her / their / its e-mail ID and Contact number to the customer care team of the Promoter with reference of customer ID mentioned in this Application Form.
3. The Applicant, namely, the intending Allottee(s) have applied for allotment of a Unit in the Project with full knowledge and subject to all the laws / notification and rules applicable in general which have been explained by the Firm and understood by him / her.
4. The Application Form does not confer or constitute any right in favour of the intending allottee(s) of allotment and / or agreement for acquisition of the Unit in the Project or in its development potential in any manner whatsoever.
5. The intending allottee(s) have fully satisfied themselves about the interest and the title of the Firm over the Plot and has understood all limitations and obligations in respect thereof. There will be no more objections by the intending allottee(s) in that respect.
6. The intending Allottee(s) have visited the website of the Real Estate Regulation Authority (Maha RERA) and has verified the Registration Number and other details of the project and has made himself / herself acquainted with the phases of the Project and agree and confirm that the information / details provided on the website are final. The intending Allottee(s) have verified all the documents of the Firm uploaded on the Website of the Authority and are satisfied with the same. Therefore, the intending Allottee(s) agrees and confirms that he / she / they have fully aware that the other information seen earlier (either on the brochures and / or any materials relating to the said Project) by the intending Allottee(s) which are not mentioned in the RERA website, not be considered by him / her / them and shall not demand / raise any objection for the same in future for any reason whatsoever.
7. The intending Allottee(s) further confirms that no further representations regarding the amenities to be provided by the Firm and / or the type of construction undertaken by the Firm has been made to the intending Allottee(s) and the intending Allottee(s) confirms that only those amenities which are disclosed in the unfurnished sample / show flat, Brochure & website shall be provided by the Firm.

**Main Applicant**

**Second Applicant**

**Third Applicant**

8. The Firm and the intending Allottee(s) hereby agree that out of the amounts of 10% of sale consideration or paid with the Application Form for booking or an installment as the case may be, a lump-sum sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Thousand Only) will collectively constitute the Administrative Charges and will be Non-Refundable in event of cancellation of flat prior to registration of the agreement for sale the cancellation charges equivalent to 10% of the sale consideration.
9. The intending Allottee(s) confirm and agree that his / her / their right will be confined only on the Unit to be allotted in the Project and shall not be entitled to demand or claim any right, title or interest in additional or incremental FSI.
10. The intending Allottee(s) undertakes to submit the self -attested KYC documents like PAN Card (mandatory), Identity and present / permanent address proof like Aadhar Card / Passport / Driving License / Voters ID Card and/ or alternate valid proof of identity and address to the satisfaction of the Firm.
11. In case of Company / Partnership Firm / Sole Proprietorship, Trust, HUF and / or any other legal entity, then the intending Allottee(s) undertakes to submit attested KYC documents by one of its Directors / Partner / Sole Proprietor / Trustee etc., like Pan card (mandatory), incorporation Certificate, MOA and AOA with registered office address, partnership deed copy, trust deed, HUF deed, etc., and accompanied by valid board resolutions authorizing to book the Unit.
12. The Applicant/s, if resident outside India / NRI / Persons of Indian Origin / Foreign Company then the indenting Allottee(s) shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act 1999 (FEMA), The Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulations, 2000, Reserve Bank of India Act (RBI) and / or all other statutory provisions as laid down and notified by the Government or concerned statutory authorities from time to time, including those pertaining to remittance of payment/s for acquisitions / sale, transfer of immovable property in India. In case of NRI, PIO and OCI, refunds if any, shall be made in Indian Rupees and the necessary permissions shall be obtained by such NRI / PIO / OCI at their costs. In case any such permission is refused or subsequently found lacking by interest by the Promoter (excluding taxes), subject to deduction of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Thousand only) as an administrative charge, only if the cancellation is prior to the registration of document and Promoter will not be liable in any manner of such account.
13. The Applicant/s shall be solely responsible to obtain any requisite permission, if any, from the appropriate authorities for the purchase of the Unit and the Promoter shall not be responsible for the same. The Applicant/s shall keep the Promoter informed about the status of the requisite permissions. The allotment is subject to the requisite permissions and the same is refused at any point of time then, the amount paid towards booking and taxes shall stand forfeited and further consideration will be returned by the Promoter as per rules without interest. Further, the allotment shall stand cancelled forthwith and the promoter will not be liable in any manner on such account. The Applicant/s shall cease to have any right, title and / or interest in the Unit.

**Main Applicant**

**Second Applicant**

**Third Applicant**

14. The intending Allottee(s) undertakes to provide photocopies and show the original of the KYC documents and pay the balance consideration value towards allotment of the Unit as and when demanded, failing which, the booking for the Unit shall be entitled to stand cancelled / terminated as per provisions of Real Estate Regulation & Development Act and Rules thereof.
15. The intending Allottee(s) shall not be entitled to get the name of his / her nominee(s) substituted in his / her place without the prior approval of the Firm, who may in its discretion, permit the same on such terms as it may deem fit.
16. The intending Allottee(s) shall not transfer his / her / their right, title and interest in the Unit to any third party after possession of the apartment or handover of society / association whichever is later.
17. The intending Allottee(s) understands that this Application Form will be processed by the Firm subject to encashment of cheque towards booking amount together with form duly completed, filled and signed, along with all valid proofs of KYC documents attached hereto. Upon such cancellation to intending Allottee(s) agrees not to raise any objections, disputes or issues in respect to thereof. The Allottee(s) further agrees and understands that in case the housing loan of Allottee(s) is rejected or not sanctioned by banks or financial institutions for any reasons and Allottee(s) is likely to default in getting the flat registered and making further payment of installments towards cost of Unit, the Firm reserves the right to cancel, the such booking subject to provisions of Real Estate Regulation & Development Act and Rules thereof and in such event the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Thousand only) will be deducted as administrative charges and balance booking amount will be refunded without interest.
18. The intending Allottee(s) agrees that he / she / they shall make all payments to Firm by cheque / Demand Draft / RTGS / NEFT in favour of Developer Payable at Mumbai.
19. The intending Allottee(s) then shall be called upon by the Firm to execute a Standard Agreement in accordance with Real Estate (Regulation and Development) Act, 2016 (RERA) on or before making further payments towards the sale consideration.
20. All payments received from the intending Allottee(s) shall always be presumed to be received from the bank account of the intending Allottee(s) only and in the event of any payment being made by the intending Allottee(s) from any other persons account (excluding banks and financial institutions), then the same shall be accompanied by letter from such other persons certifying that the payment is made by such other person at the request of the intending Allottee(s) and is made by such other person, for on behalf of the intending Allottee(s). It is agreed between the parties hereto that any payment made by any person other than the intending Allottee(s) will not create any right, title or interest in the Flat in favour of such other person.
21. The Firm shall not be responsible in case the intending Allottee(s) are seeking any loan from any Bank / Financial Institution for any delay caused by the intending Allottee(s) in payment of his / her / their installments on time. The intending Allottee(s) clearly understands and accepts that it shall be his / her/ their duty to pay the installments on time whether his / her / their loan have been sanctioned or not.

**Main Applicant**

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**Third Applicant**

- 22.** The intending Allottee(s) authorize the Firm and / or their Representatives or any other agency (without any obligation) to approach to the Financial Institution / Banks directly in connection with the Housing Loan of the intending Allottee(s) and collect the Sanction Letter and also submit required and necessary document viz. Agreement for Sale in Original, Registration Fees paid receipt in Original, Stamp Duty paid receipt in Original, Payment Receipts in Original, etc., for processing the document for disbursement of loan amount so sanctioned.
- 23.** The intending Allottee(s) authorize the Firm and / or their Representatives (without any obligation) to collect the loan disbursement cheque from the financial institution on behalf of the intending Allottee(s). The indenting Allottee(s) agrees to sign an Authorization to this offer.
- 24.** The Firm may raise in future from any person/s or any bank/s or Financial institution/s or NBFC against security of the Project Land / receivables and the intending Allottee(s) hereby gives his / her / their irrevocable consent in this regard, however, Firm shall procure an NOC from the lender prior to execution of the Agreement for Sale.
- 25.** The carpet area calculated for the Flat in metric scale by conversion ratio of 1 Sq. mtr = 10.764 Sq. ft and the said carpet area is calculated as per the definition of carpet area under RERA.
- 26.** The intending Allottee(s) are aware of the proximity, specifications and location of the Project Layout and being fully satisfied with the same and hereby has / have agreed, confirmed, executed and submitted this Application Form to the Firm for booking the Unit.
- 27.** The intending Allottee(s) is / are fully aware and informed that the Firm is developing the Project as more particularly disclosed by the Firm on the RERA website and as per the rules, regulations, terms and conditions as may be laid by the Government and / or concerned authorities from time to time. The Firm shall have unfettered right to all the present and future FSI and / or development potential in respect of the Project. The approved layout plans will be subject to further modifications, amendments and changes suggested required by the concerned authorities from time to time subject to provisions of Real Estate Regulation & Development Act and Rules thereof.
- 28.** The intending Allottee(s) is / are fully aware and informed that the Firm has the unfettered right to use and exploit the entire available FSI in respect of the Project including but not limited to the FSI being available for any area under set back or reservation in any form, the FSI in respect of staircase, passage, lift, basement, stilt, etc., in present or future and / or if at any time hereafter and the Firm shall be entitled to use the same at any time, at its discretion in the manner it may deem fit and appropriate.
- 29.** The intending Allottee(s) is /are fully aware and informed that the location of the proposed building / tower and the common areas and amenities as shown in the sales brochures or locational layout, is a provisional one. The Firm shall have the complete right and discretion to change / vary, add, alter, delete and / or modify the layout, building plan, specifications and amenities shown in brochures of sales promotion etc., after obtaining the requisite approvals from the concerned appropriate authorities subject to provisions of Real Estate Regulation & Development Act and Rules thereof.

**Main Applicant**

**Second Applicant**

**Third Applicant**

- 30.** The intending Allottee(s) is /are fully aware and understands that the Firm shall be at liberty and be entitled to amalgamation of the Project land with any adjoining plots of land and intending Allottee(s) shall not raise any objection to the same.
- 31.** The intending Allottee(s) undertakes to make timely payment of installments, miscellaneous charges, and / or any other taxes (in present and in future) due if any, as stipulated / specified above and in the Agreement for Sale and shall not raise any dispute or query with regard to the same.
- 32.** The intending Allottee(s) hereby undertakes to deduct and pay TDS u/s 194IA of the Income Tax Act, 1961 to the credit of Firm and be further liable to indemnify the Firm if proper credit of TDS is not reflected in the PAN of the Firm.
- 33.** The intending Allottee(s) hereby agrees and pay his own share of the payment except the loan sanction amount from the total consideration before the final disbursement from the financial institution. The loan sanction and disbursal amount will be as per the terms and conditions of the financial institution.
- 34.** The total cost mentioned in the Application Form may be inclusive or exclusive of GST as per the scheme sold to the Allottee(s).
- 35.** The Promoter will be floating multiple finance schemes from time to time. The own contribution of the customer would depend on the sanction amount approved by the financial institution vide a sanction letter. Based on the sanction amount and eligibility, the customer undertakes / agrees to make payments of his / her own contribution of payments before disbursal of the loan amount. The customer undertakes / agrees to make payments as per the terms agreed at the time of booking the apartment. The amount of customer contribution would depend on the sanction amount approved by the financial institution. All monies except the sanctioned amount would have to be arranged by the customer through his / her own sources and it is very important that this money is paid on time.
- 36.** It is mandatory to register the agreement for sale on receipt of up to 10% monies of the total consideration. If any monies are due beyond 10%, the customer will give a cheque of the total amount due minus 10% of the monies. The cheque will be deposited immediately on registration of the agreement for sale.

**Main Applicant**

**Second Applicant**

**Third Applicant**

## UNIT DETAILS AND CONSIDERATION AMOUNT

UNIT DETAILS		
<b>Building Name &amp; Wing</b>	:	
<b>Flat Number</b>	:	
<b>Unit Type</b>	:	2BHK / 3BHK
<b>Unit RERA Carpet Area (Sq.Ft.)</b>	:	
<b>Deck Area (Sq.Ft.)</b>	:	
<b>Type of Parking</b>	:	Puzzle Parking / Tower Parking
<b>Source of Funds</b>	:	Self-Funded / Home Loan
<b>If Loan Expected Loan Amount</b>	:	
<b>Preferred Bank</b>	:	
<b>Source of Booking</b>	:	Direct / Channel Partner
<b>Sub Source</b>	:	
<b>Payment Scheme</b>	:	CLP / Any Other / As per Standard Payment Plan
<b>Total Consideration</b>	:	Rs.
<b>Offers given if any</b>	:	
<b>Sales Person Name &amp; Sign</b>	:	
<b>Sales Approved by Name &amp; Sign</b>	:	
<b>CRM Approved by Name &amp; Sign</b>	:	

**Main Applicant**

**Second Applicant**

**Third Applicant**