

conscient
ONE
Sec - 109, Gurugram

APPLICATION FORM



Application Form for Booking of Retail Unit/Office Space/Serviced Suite in "Conscient One", Sector-109, Gurugram, Haryana

Application No:.....

Date:.....

M/s. Conscient Infrastructure Pvt. Ltd.

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

Corporate Office: 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/Office Space/Serviced Suite in your Commercial Complex "Conscient One, Sector-109, Gurugram, Haryana" (hereinafter referred to as 'Commercial 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 I/we do not become entitled to the provisional and/or final allotment of a Retail Unit/Office Space/Serviced Suite notwithstanding the fact that M/s. Conscient Infrastructure Pvt. Ltd. (hereinafter referred to as the 'Company') may have issued a receipt in acknowledgment of the money tendered with this Application.

I/We agree that unless and until the above 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 due date of payment till receipt of payment by the Company. It is only after I/we sign and execute the Buyer's Agreement in the Company's standard format 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 (if so required as per applicable law) as and when intimated by the Company, 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.

.....
Signature of Sole/First Applicant

.....
Signature of Second Applicant

.....
Signature of Third Applicant

I/We have clearly understood that the Buyer's Agreement sent by post/courier to the address as provided by me/us herein below shall be deemed to be delivered to me/us after 5 (five) days from the date of dispatch by the Company.

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

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

I/We am/are making this application with the full knowledge that the construction of the said Commercial Complex is yet to be completed and I/we have fully apprised myself/ourselves with respect to the current status of the said Commercial Complex including but not limited to the stage of construction of the said Commercial Complex prior to making the present application. In the event of Company agreeing to allot a Retail Unit/Office Space/Serviced Suite to me/us, I/we agree to pay further installments towards the cost of Retail Unit/Office Space/Serviced Suite 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 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/Office Space/Serviced Suite without payment of all due charges including but not limited to the Preferential Location Charges (PLC), Car Parking Charges (CPC), Interest Free Maintenance Deposit (IFMD), External Development Charges (EDC), Infrastructure Development Charges (IDC), Wet Point Charges, Other Charges, Registration Charges (RC), Legal Documentation Charges, Stamp Duty (SD), Goods & Service Tax (GST), Property Tax, any other third party/statutory taxes, fees, charges etc., or interest thereon as may be applicable, I/We are aware that the said Commercial Complex has been duly registered vide Registration No. **RC/REP/HARERA/GGM/308/40/2019/02 DATED: 16.01.2019** under The Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder for Haryana and I/we have fully apprised myself/ourselves with respect to all the applicable laws qua 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 said Retail Unit/Office Space/Serviced Suite including IFMD etc. and that the non-payment/delay in payment of any such amount gives the full authority and power to the Company to cancel the unit in accordance with the terms of 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/Office Space/Serviced Suite, signed by a Director/Authorised 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 to Retail Unit/Office Space/Serviced Suite only thereafter with your Company.

I/We have gone through the above terms and conditions and have understood them, and I/we hereby record 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:

.....

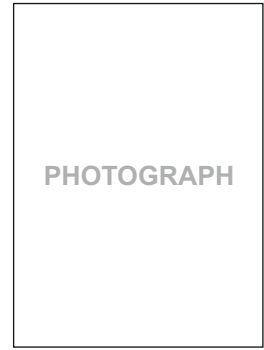
Telephone: Mobile:..... Fax:

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/OFFICE SPACE/SERVICED SUITE

Unit No	Retail Unit/Office Space/Serviced Suite	Floor	Carpet Area sq. ft.*	Saleable Area sq. ft.*
	Retail <input type="text"/> Office <input type="text"/> Serviced Suite <input type="text"/>			

Basic Sale Price (BSP)* on Carpet Area [in INR]	
Preferential Location Charges (PLC)* on Carpet Area [in INR]	
External Development Charges (EDC)* on Carpet Area [in INR]	
Infrastructure Development Charges (IDC)* on Carpet Area [in INR]	
Car Parking Charges [in INR]	
Interest Free Maintenance Deposit (IFMD)* on Carpet Area [in INR]	
Total Unit Price on Carpet Area* [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 : _____

Note:

1. Payment to be made by Cheque(s)/Demand Draft(s)/Pay Order(s) only drawn in favor of “**Conscient One**” 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/Office Space/ Serviced Suite and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory 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/Office Space/Service Suite	Accepted <input style="width: 40px;" type="checkbox"/>	Rejected <input style="width: 40px;" type="checkbox"/>
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Unit No	Retail Unit/Office Space/Service Suite	Floor	Carpet Area sq. ft.*	Saleable Area sq. ft.*
	Retail <input style="width: 40px;" type="checkbox"/> Office <input style="width: 40px;" type="checkbox"/> Service Suite <input style="width: 40px;" type="checkbox"/>			

Basic Sale Price (BSP)* on Carpet Area [in INR]	
Preferential Location Charges (PLC)* on Carpet Area [in INR]	
External Development Charges (EDC)* on Carpet Area [in INR]	
Infrastructure Development Charges (IDC)* on Carpet Area [in INR]	
Car Parking Charges [in INR]	
Interest Free Maintenance Deposit (IFMD)* on Carpet Area [in INR]	
Total Unit Price on Carpet Area* [in INR]	

** All prices above are calculated on carpet area*

Mode of Booking	Channel Partner Name, Address & Stamp	Relationship Manager Name
Direct <input style="width: 30px;" type="checkbox"/>		
Channel Partner <input style="width: 30px;" 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:

- 2 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 Authorised Person.
- Self Attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorisation letter for purchase of Retail Unit/Office Space/Service Suite signed by all Partners.

PRIVATE LIMITED & LIMITED COMPANY:

- 2 Passport Size photographs of the authorised 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 authorising the signatory of the application form to buy Retail Unit/Office Space/Service Suite 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 authorising 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.



CONSCIENT INFRASTRUCTURE PVT. LTD.

10th Floor, Tower D, Global Business Park, M.G. Road, Gurugram – 122 002, India
Phone: +91 124 280 3000 | Fax: +91 124 280 3001 | Email: info@conscient.in | Web: www.conscient.in/conscientone