

12th[®]
AVENUE
By RPS GROUP



APPLICATION FORM

LUXURY'S
HIGHEST
EXPRESSION

 **THE
WISTERIAS**
SOUTH

ULTRA LUXURY 3 & 4 BHK RESIDENCES

Project: 12TH Avenue

12/6 Milestone, Sarai Khwaja, Sector-27C, Faridabad, Haryana-121003

RERA Registration No.: HRERA-PKL-FBD-829-2026



APPLICATION FORM

Date: _____

To,
12th Avenues LLP
1123, 11th Floor, Tower B,
DLF Towers, Jasola District Centre,
New Delhi – 110 025
LLPIN – AAZ-9331

Self attested
photograph of
Sole/First Applicant

(Cross Signature)

Self attested
photograph of Second
Applicant
(if applicable)

(Cross Signature)

Dear Sir/s,

I/We the undersigned "**Applicant(s)**" request to apply, on the terms and conditions stipulated herein, for allotment of a unit (particulars of which are given herein below and hereinafter referred to as the "**Unit**") in your Commercial Mix Land use Colony namely "**12TH Avenue**" ("**Project**") being developed by 12th Avenues LLP ("**Promoter**") on land admeasuring 8.8375 acres ("**Project Land**"), situated at 12/6 Milestone, Sarai Khawaja, Sector-27C Faridabad, pursuant to License bearing No. 70 of 2025 dated 14.05.2025 ("**License**") and permission granted to the Promoter by DTCP. The Promoter has conceptualized the Project to develop a commercial component, including retail/commercial shops, multiplex, food courts, restaurant, entertainment area, under the name & style of "**The Crosswalk**" and Serviced Apartments under the name & style of "**The One**", while the residential component under the name & style of "**The Wisterias South**".

I / We am/are aware that the Project has been registered under the Real Estate (Regulation and Development) Act, 2016 ("**Act**") and Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana ("**Rules**") with the Haryana Real Estate Regulatory Authority, Panchkula, Haryana on 09.01.2026 under registration No. HRERA-PKL-FBD-829-2026 dated 09.01.2026 for the Project ("**RERA Certificate**") and the details of the Project and other related documents and approvals are mentioned on HRERA's website

I/We have applied for provisional allotment after having carried out the detailed due diligence including but not limited to perusal of title deeds, RERA registration certificate, approvals, sanctions, layout/site plan, Building Plans, floor plan, draft of the Developer Buyer's Agreement / Agreement for Sale ("**Agreement**") and other documents with respect to the Project Land, Project, Unit, as provided to me/ us by the Promoter and also as available on HRERA's website and am/are satisfied with the same. I/We acknowledge and declare that I/we have relied upon my/our own independent judgment and investigation and have not been influenced by statements from any broker, sub-broker, consultant, sales plans, sale brochures, advertisements, representations or any other data except what is stated specifically in this Application Form. I / We have personally visited the Project site before making this application. I am / We are fully aware of the location of the Project and the terms of the Agreement.

I/We have been provided with all necessary information regarding the amenities and facilities proposed to be provided by the Promoter and the construction schedule in respect thereof. I/We have satisfied myself/ourselves with the development plans of the Promoter in respect of the Project, and I/we have expressed my/our interest in applying for a Unit in the Project only after carefully analyzing all the aspects of development and being satisfied with this regard.

I / We are fully satisfied with the rights and authority of the Promoter to undertake development, sale, marketing, receive money and to execute the agreement and other documents, including to execute and register the conveyance deed of the Unit, in the said Project / and have understood all limitations, restrictions and obligations in respect thereof.

Signature of Applicant(s) _____

I/We agree to sign, execute and register, as and when required by the Promoter, the necessary Agreement for Sale containing the detailed terms and conditions of allotment of the Unit, a draft of which is attached to this Application Form.

I/We further agree that in the event the Promoter accepts my/our application to allot a Unit I/we agree to pay the Total Price towards purchase of the Unit along with Other Charges, applicable taxes/GST, Cess, fees, levies, duties, etc. as applicable on the Project and the consideration payable by me/ us for the Unit as stipulated in this Application and as intimated by the Promoter from time to time. All such payments shall be payable by me/us in the manner set out in the Payment Plan annexed hereto as Annexure-A and shall form part of the allotment letter and the Agreement to be executed by me/ us and the Promoter.

For Booking by Individuals

Sole / First Applicant

First Name	
Middle Name	
S/O, W/O, D/O	
Date of Birth	
Mobile No.	
Correspondence Address	
Pan No.	
Aadhar No.	
GST No. (if Registered)	
Personal Email ID	
Permanent Address	☐ Please tick if same as correspondence Address

Residential Status (please specify)

☐ Resident	☐ Non-Resident	☐ Person of Indian Origin	☐ OCI	☐ Others
-----------------------------------	---------------------------------------	--	------------------------------	---------------------------------

Occupation (please specify)

☐ Service	☐ Self Employed	☐ Professional	☐ Business	☐ Retired
☐ Others	☐ Housewife			

Company / Business Details

Name of Company / Establishment:	
Designation	

Signature of Applicant(s)

[illegible][illegible]**Joint / Second Applicant**[illegible][illegible][illegible][illegible][illegible]

	Aadhar No.
--	--

[illegible][illegible]☐ Please tick if same as correspondence Address[illegible]

Residential Status (please specify) _____

Others

Occupation (please specify) _____

Retired

Housewife

Company / Business Details _____

[illegible][illegible]

Signature of Applicant(s)_____

[illegible][illegible]

For Companies / Partnership Firms / LLP / Incorporated Entities

First Applicant:

[illegible][illegible][illegible][illegible][illegible]

Contact No. [] [] [] [] [] [] [] [] [] Email: [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

Particulars of Authorised Signatory:

First Name

Middle Name Last Name

Designation:

[illegible]

Email ID

[illegible]

Aadhar No.

Signature of Applicant(s)_____

Second Applicant:

Name of Entity:																															
Nature of Entity (Promoter / Partnership / Others-to be specified)																															
Pan No.											GST No.																				
Registered Address	O	F	F	I	C	E	N	O																							
	S	T	R	E	E	T																									
	C	I	T	Y																			P	I	N	C	O	D	E		
	S	T	A	T	E																										
	C	O	U	N	T	R	Y																								
Correspondence Address	H	O	U	S	E	N	O																								
	S	T	R	E	E	T																									
	C	I	T	Y																			P	I	N	C	O	D	E		
	S	T	A	T	E																										
	C	O	U	N	T	R	Y																								
Contact No.											Email:																				

Particulars of Authorised Signatory:

First Name																															
Middle Name											Last Name																				
Designation:																															
Address	H	O	U	S	E	N	O																								
	S	T	R	E	E	T																									
	C	I	T	Y																			P	I	N	C	O	D	E		
	S	T	A	T	E																										
	C	O	U	N	T	R	Y																								
Email ID																															
Mobile No.											Landline No.																				
Aadhar No.																															

Note: Citizens of Pakistan, Bangladesh, Sri Lanka, Afghanistan, China, Iran, Nepal or Bhutan cannot acquire or transfer immovable property in India (other than on lease for period not exceeding five years) without the prior permission of Reserve Bank of India.

Signature of Applicant(s)_____

Particulars of Booking

1. Details of Unit:

(a)	Unit No. (as per RERA)	
(b)	Type of Unit	Residential
(c)	Tower no.	
(d)	Floor	
(e)	Carpet Area	sq. ft.
(f)	Covered Area (including Balcony Area)	sq. ft.
(g)	Super Area	sq. ft.
(h)	Nature of Ownership	Freehold

2. Consideration Payable by Applicant / Allottee:

	Head of Charge	Total (INR)
(a)	Basic Sale Price (BSP) [inclusive of the EDC, IDC (at the interim rates as applicable at the time of grant of LOI), ECC & FFC and PLC (if Applicable) and any other applicable Development or government Charges]	
(b)	Other Charges	
(i)	Power Back Up Installation Charges (PBIC) @ Rs. 45000/- per KVA	
(ii)	Meter Connection Charges @ Rs. 45000/-	
(iii)	Fixed Electric Consumption Deposit @ Rs. 1000/- per KW	
	Total Price payable for the Unit after all applicable discounts (exclusive of Taxes/GST, which shall be payable in addition at the rates as may be applicable at the time of demand) is	Rs. _____ (Rupee _____ Only)
(c)	Interest-Free Maintenance Security Deposit ("IFMS") on Super Area	Rs. 100/- per Sq. Ft.
(d)	Administrative charges	Rs. 40000/-

Notes:

- Taxes / GST, Cess as applicable, Property Tax will be charged at actuals, in addition to the above and are subject to revision as may be levied by the government authorities. In case of any levy, such as development charges, enhancement in Development Charges, etc., taxes and duties in the future by the government authorities, the same shall be borne by the Applicant.
- Stamp Duty, Registration Charges and Other incidental and legal expenses involved in registration of the Agreement for Sale, Addendum, as well as the Conveyance deed shall also be borne by Applicant(s) additionally and separately.
- Interest would be charged on delayed payment from the due date of each instalment as per applicable laws, along with the GST, as applicable on the interest
- W.e.f. the expiry of the due date of taking possession as notified in the Notice of offer of possession, applicant / Allottee shall be liable to make payment of maintenance charges for maintenance of the common areas and facilities within the Tower / building / Project and holding charges for upkeep of the Unit of the allottee till taking over of the possession by the allottee, as determined by the Promoter and / or the Maintenance Agency and intimated at the time of Notice of offer of Possession.

Note: 1 sq.mtr. = 10.764 sq. ft.

Signature of Applicant(s) _____

3.	Payment Plan Opted by Applicant : (Applicants must sign the Payment Plan opted by him / her as attached herewith)	Attached as Annexure - A
----	---	--------------------------

4. **Earnest Money:** 10% of the Total Price shall be treated as Earnest Money to ensure the performance, compliance and fulfilment of the Applicant's obligations under this Application Form/Agreement.

5. **Booking Amount:** Rs. _____

Details of payment of Booking Amount

Cheque No. / DD / RTGS	Date	Drawn on	Amount (Rs.)	In favour of
				12TH Avenue Master Collection Account

6. Bank details of Applicant(s) for enabling the Promoter to make payments, if, as and when required (along with the Cancelled Cheque of each of the Applicant/s)

Particulars	Applicant – 1	Applicant – 2
Beneficiary Name		
Beneficiary Address		
Bank Account Number		
Bank Name		
Bank Branch Address		
Nature of Account (NRO / Saving / Current)		
RTGS / NEFT IFSC Code		
Applicants' Share in Unit (in percentage)		

7. Details of Promoter for enabling Applicant(s)/allottee(s) to make payment: All Cheques / drafts / Pay Order / RTGS / NEFT to be made in favour of **"12TH AVENUE MASTER COLLECTION A/C"** as per details below.

Particulars	Promoter's Details
Beneficiary Name	12TH AVENUE MASTER COLLECTION A/C
Bank Account Number	50200113822652
Bank Name	HDFC Bank Ltd.
Bank Branch Address	SCO No. F/44, Sector 29, Faridabad, Haryana 121008
IFSC Code	HDFC0000707
SWIFT Code	HDFCINBBDEL
Promoter's Permanent Account Number (PAN)	AADFZ0733A
Promoter's GST Number	06AADFZ0733A1Z0

Signature of Applicant(s) _____

TERMS AND CONDITIONS:

The terms and conditions mentioned below are not exhaustive for allotment of the Unit and may further be supplemented and/or amended by the terms and conditions of allotment as mentioned in the Allotment Letter and thereafter in the Agreement.

- (i) The applicant has fully satisfied himself/herself/with the title of the land, which is freehold and the interest and arrangement of the Promoter in the land on which the Project is being developed and constructed, and has understood all limitations and obligations of the Promoter and the Authorities in respect thereof.
- (ii) The Project proposed to be developed shall comprise of certain specified common areas (limited common areas) to which the unit owners within the said Project / Towers / Building shall have specified rights of use and access thereto with proportionate interest of ownership therein, as per Deed of Declaration to be filed by the Promoter, provided however that certain common areas and facilities constructed within the Project as may be specified by the Promoter, which shall be common amongst all the components/parts of the Project and shall be made available for use and access by all occupants within the Project in the proportions as specified in the Deed of Declaration to be filed.
- (iii) The Applicant(s) agree and understand that the Unit and common areas and facilities of the Project and shared common areas and facilities of the Project shall be subject to the provisions of the Haryana Apartment Ownership Act, 1983 and rules thereof, and the same shall be specified by the Promoter in the statutory declarations to be filed in this regard.
- (iv) The Promoter is fully entitled, in its sole and absolute discretion, to avail / purchase / enhance any additional Floor Area Ratio ("FAR") in relation to the Project / Project Land under any policy prevailing in the State of Haryana and to utilize the said FAR on any area of the Project. The said additional FAR shall be the sole entitlement of the Promoter and the Promoter shall be entitled to commercially employ such additional FAR in such manner as it may so deem fit including but not limited to constructing additional buildings, revising the layout and/or building plans in terms of section 14(2) of the RERA Act and as per the approval granted by the competent authority and in accordance with applicable laws and I/We shall have no objection in this regard.
- (v) The Promoter has the right to integrate additional land parcel(s) in the existing License and/or acquire additional licenses in respect thereof for the larger project and alter the area of the Project and/or migrate part of its area / FAR for any other use permitted by the DGTCP or other competent authorities.
- (vi) The Total Price / Consideration stated above and more precisely in the Payment Plan has been computed based on the Carpet Area of the Unit. The Payment Plan opted for by me / us has been duly explained in detail to me / us by the Promoter to my / our satisfaction. I/ We declare and confirm that I/ We have understood the Payment Plan, the binding effect of the terms and conditions and the implications of non-compliance thereof.
- (vii) Upon realization of Booking Amount and subject to my / our Application being complete in all respects, the Promoter may issue an allotment letter ("Allotment Letter"), in favour of the Applicant(s) or refund the Booking Amount within the timelines stipulated under the Act and the Rules. Upon the issuance of the Allotment Letter by the Promoter, it shall be incumbent on the Applicant(s) to execute and register the Agreement within the time lines prescribed by the Promoter. I/ We undertake to pay the stamp duty and registration fee for the registration of the Agreement and / or other incidental expenses thereto. I agree and understand that the allotment of a Unit in the Project shall be subject to the terms and conditions, restrictions and limitations as contained in the License granted by Director General Town & Country Planning, Haryana ("DTCP") for development of the said Project Land by the Promoter and provisions of the Real Estate (Regulation & Development) Act, 2016 and Rules, 2017 and regulations made thereunder and the applicable law.
- (viii) The Total Sale Consideration / Price as mentioned above includes the Booking Amount to be paid by the Applicant(s) to the Promoter towards the Unit. In case of dishonour of the cheque for any reason, the Promoter shall be solely authorized to cancel my/our booking without any intimation. I/We shall be further liable to pay cheque dishonour charges of Rs. 500/- (Rupees Five Hundred only) or as applicable, whichever is more, along with applicable GST to the Promoter.
- (ix) I/We understand that in addition to the Total Price of the Unit payable as set out above and detailed in the Payment Plan, I/we shall also be liable to pay Taxes and Cess, Goods and Service Tax (GST), levies, fees, including but not limited to enhanced EDC, enhanced IDC, Property Tax, Club usage charges, stamp duty, registration charges and other incidental and Legal charges for registration of the Agreement for Sale, Addendum and Conveyance Deed or any other document, payments for any additional capital equipment for common use, etc. which may be provided at the request of applicant and / or other allottees and has not been quantified on the date of this Application, shall be payable by the me / us as and when demanded by the Promoter.
- (x) I/We hereby declare that in case the Promoter decides not to allot the said Unit for any reason whatsoever, my/ our claims shall be limited only to the extent of refund of the booking/ part booking amount paid alongwith the Application without any interest, compensation or damage, etc.
- (xi) I/We understand that this Application does not constitute an Agreement for Sale Unit, and I/we do not become entitled to the provisional allotment of the Unit, notwithstanding that the Promoter may issue its receipt in acknowledgement of the Booking Amount. It is only after I/we have executed the Agreement that the allotment of the Unit shall become effective and confirmed.

Signature of Applicant(s) _____

- (xii) The Applicant shall, in relation to the Unit (as applied for and so allotted), make all payments to the Promoter from his own bank account only and not from and through the bank accounts of any third party. The Applicant / Allottee alone shall be responsible and liable in relation to the payments made by any third party. Notwithstanding the aforesaid, the receipts for the payments made in relation to the Unit shall be issued in favour of the Applicant / Allottee only. And such third party shall have no rights, claim, lien or interest of any nature and in any manner whatsoever in the Unit or against the Promoter.
- (xiii) The Promoter reserves its right to effect suitable changes and alterations in the Layout Plan, building core, lobbies, common areas, service areas, elevations, specifications, features, height including increase/decrease in number of stories / floors, width, finishing (internal and external), materials to be used, electricity load, power etc., of the said Project at any time and in any manner for the betterment of the Project as per the provisions of the Act and Rules made thereunder or as per approvals / instructions / guidelines of the Governmental Authority or due to Force majeure.
- (xiv) I/We understand and agree that under no circumstances shall the payments made under this Application be construed or deemed to create, in any manner whatsoever, a lien on the Unit in my / our favour. For ultimate conveyance of the Unit in my / our favour, due and faithful performance by me / us of all my / our obligations agreed and undertaken herein is necessary.
- (xv) After allotment of the Unit, I/we may, at my/our option, raise finance or a loan for the purchase of the Unit. However, getting the loan sanctioned and disbursed shall be my / our obligation. In the event the loan is not sanctioned / disbursed or is delayed for any reason whatsoever, the payment to the Promoter as per the Payment Plan shall not be delayed. I/We confirm and agree that delay in sanction / disbursement of non-sanction of the loan shall not be a ground for delay in payment of the outstanding dues to the Promoter, and such delay may result in levy of interest by the Promoter or cancellation / termination of the Allotment and forfeiture of the entire Earnest Money (10% of the Total Price of the Unit), taxes paid till the date of cancellation together with interest on delayed payment.
- (xvi) Non Resident Indian (NRI) or Person of Indian Origin (PIC) shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India (RBI) Acts & Rules made thereunder or any other statutory amendments / modifications, made thereof and all other applicable laws including that of remittance of payments, acquisition, sale, transfer of immovable property, etc. and provide the Promoter with such permissions, approvals that would enable the Promoter to fulfill its obligations under this Application. In the event of any failure on my/our part to comply with the applicable guidelines issued by RBI, FEMA or any other laws, I/We shall be liable for any action under the provisions of the relevant Act. The Promoter shall not be responsible for any third-party making payments and remittances on my / our behalf, and such third party shall not have any right in this Application or allotment of the Unit in any way, and the Promoter shall issue the payment receipts in my / our favour.
- (xvii) The Promoter shall hand over possession of the Unit on or before 31.12.2034 as disclosed at the time of registration of the Project with the Authority, or such extended period as may be intimated and approved by the Authority from time to time. The completion of the Project shall mean the grant of an Occupancy Certificate for the Unit/Project. Notwithstanding anything contained herein, if the development and / or construction of the Project is delayed, hampered, suspended or stopped, whether wholly or partially, due to any reason whatsoever, including but not limited to 'Force majeure' Court orders, Government policy / guidelines, epidemic, pandemic, lockdown / curfew imposed by the Governmental Authority on the Project or City in which the Project is located / State in which the Project is located / Neighboring Cities to the City in which the Project is located / Neighboring State to the State in which the Project is located, any decisions affecting the regular development of the real estate project or any reason beyond the control of the Promoter, the Promoter shall be entitled to extension of time for delivery of possession of the Unit.
- (xviii) Subject to the Force Majeure and timely payment of the amount due to be paid by the Allottee to the Promoter as per the terms of Agreement and the Payment Plan, if the Promoter fails to provide possession of the Unit to the Applicant / allottee within the stipulated time disclosed at the time of registration of the project with the Authority, including the extensions, if any, granted by the Authority, the Promoter shall be considered under a condition of default. In case of Default by the Promoter as aforesaid, I/ We shall have the option of terminating the Agreement, in which case the Promoter shall be liable to refund the entire money paid by the Allottee under any head whatsoever towards the purchase of the Unit, along with interest at the rate prescribed as per the RERA Rules. If, I/ we do not intend to withdraw from the project or terminate the Agreement, I/ we shall be paid, by the promoter, interest at the rate prescribed in the Rules, for every month of delay till the date of Notice of offer of possession of the Unit, such interest shall be paid/adjusted by the Promoter at the time of Notice of offer of possession and final settlement of accounts.
- (xix) With effect from the offer of possession of the Unit by the Promoter, Applicant(s) / allottee shall be responsible to bear and pay reasonable charges as determined by the Promoter or the Maintenance agency, for providing maintenance services. discretion, without any concurrence from the Applicant / allottee.
- (xx) The Applicant / Allottee shall pay the consideration of the Unit in accordance with the agreed Payment Plan. If the Applicant(s) / allottee delays in payment towards any amount which is payable, he shall be liable to pay interest at the rate prescribed in the applicable RERA Rules for the period of default and if default continues more than 30 days Promoter may after serving advance notice to Applicant / allottee, cancel the booking / allotment and forfeit an amount equivalent to 10% of Total Price ("Earnest Money") paid by me / us together with any interest on delayed payment due or payable and taxes paid till such date of cancellation.
- (xxi) In case Applicant(s) / allottee surrenders booking before or after the execution of Agreement or if Promoter cancels the booking due to default of Applicant(s) / allottee, an amount equivalent to 10% of Total Price ("Earnest Money") will be forfeited together with taxes paid till the date of such cancellation and interest on delayed payments due or payable as per the RERA rules as applicable, towards cancellation charges.

Signature of Applicant(s)_____

- (xxi) In case Applicant(s) / allottee surrenders booking before or after the execution of Agreement or if Promoter cancels the booking due to default of Applicant(s) / allottee, an amount equivalent to 10% of Total Price ("Earnest Money") will be forfeited together with taxes paid till the date of such cancellation and interest on delayed payments due or payable as per the RERA rules as applicable, towards cancellation charges.
- (xxii) The Applicant / allottee agrees that upon cancellation, the Promoter shall be free to deal with the Unit in any manner whatsoever in its sole discretion, without any concurrence from the Applicant / allottee.
- (xxiii) The Applicant / allottee(s) agrees and understands that the Promoter shall develop a Club at its own expense within the Project ("Club") for use of all residential allottees of the Project namely '12TH AVENUE' and may at its discretion transfer such Club to any third party to own or manage, maintain and operate the same on such terms and conditions as it may deem fit at its discretion. The allottee's right to use such Club shall, at all times, be contingent upon due and faithful observance by the allottee of all rules, bye-laws and conditions as may be notified by the nominated Maintenance Agency / Promoter / third party, as the case may be, for use of the Club. The allottee(s) agree to pay all charges for usage of such Club and agrees to abide by the rules and regulations as may be formulated by the Promoter / Maintenance Agency / third party, as the case may be, for management of the Club. The allottee(s) understand that such membership shall be co-terminus and co-existent with the ownership of the apartment /Unit and upon transfer of the Unit, the membership shall, subject to applicable rules and regulations, automatically be transferred to the transferee. For the operation, management, maintenance, upkeep and upgradation of the facilities in the Club, the allottee(s) shall pay charges as may be prescribed from time to time by the Promoter / Maintenance Agency / third party that may be engaged for the operation, management and maintenance of the Club. It is clarified that ownership of the club shall always vest with the Promoter and the Promoter has right to sell/lease/transfer the same subject to allottees right to use club as stated above.
- (xxiv) The parking(s) are inseparable from and form an integral part of the Unit. The Applicant(s) confirm that the Applicant(s) have no right to sell / transfer or deal with the parking(s) independent of the Said Unit.
- (xxv) The transfer or assignment shall be allowed at the sole discretion of the Promoter upon payment of transfer / administrative charges. The Promoter shall have the right to revise the transfer / administrative charges from time to time, and the Applicant(s) agree to pay such charges as applicable on the date of such a transfer.
- (xxvi) In case there are Joint applicants / allottees, all communications shall be sent by the Promoter to the First applicant / allottee only and at the address given by him / her, which shall be for all intents and purposes to be considered as properly served on all the Applicants / allottees
- (xxvii) All or any disputes arising out or touching upon or in relation to the terms and conditions of this booking / Application Form or its termination and the respective rights and obligations of the parties shall be first settled amicably by mutual discussion, failing which the same shall be settled through the Sole Arbitrator to be appointed by the mutual consent or as provided under The Arbitration and Conciliation Act, 1996. Cost of Arbitration shall be borne equally by both parties. The Seat and Venue of Arbitration shall be at Faridabad.
- (xxviii) That the rights and obligations of the Parties under or arising out of this Application shall be construed and enforced in accordance with the laws of India. Subject to the above clause, the Courts at Faridabad and the Punjab & Haryana High Court at Chandigarh alone shall have exclusive jurisdiction in all matters arising out of/touching and/or concerning this Application, to the exclusion of all other locations, regardless of the place of execution or subject matter of this Application.

I/We have read the terms and conditions stipulated in the Application Form as well as the draft Agreement for Sale and have understood the Layout Plan of the Project and accept the same.

I/We declare that I/we am / are competent to make and submit the present Application for booking of the aforesaid Unit and there is no legal or contractual impediment or restriction on my / our making this Application or the payment tendered hereunder. I/We further declare that the information given in this application form is true and correct. My / our reply be treated as 'Nil' to any information asked in this form and left unanswered/blank by me / us. In case if it is ever found that any information provided by me in this application form is wrong, or any misrepresentation, concealment or suppression of material facts are found to be made by me / us, the booking / allotment may be cancelled by the Promoter unilaterally even after execution of the Agreement.

I/we understand that this Application shall be treated as complete only when this application form is duly filed and signed by Applicant(s) and is supported by all the necessary documents. I/we understand that an unsigned or incomplete application can be rejected by the Promoter at its sole discretion. I/ We further agree that if any other person has signed this Application Form on my behalf / our behalf, then he shall be presumed to be duly authorized by me / us through proper authorization / Power of Attorney / Resolution, as the case may be.

Signature of Applicant(s)_____

Signature of Sole / First applicant
(with rubber stamp in case of company)
Name of Signatory _____
Designation _____
Date: _____
Place: _____

Signature of Co-Applicant / Second Applicant, if any
(with rubber stamp in case of company)
Name of Signatory _____
Designation _____
Date: _____
Place: _____

Declaration by Dealer / Broker / Facilitator / Intermediary (if any)

I/We in the capacity of an individual broker or agent / in the capacity of authorized signatory of the Dealer / Broker / Agent / Facilitator / Intermediary named herein below, confirm that the Total Price for this booking is as mentioned herein above. I further confirm that the particulars given herein above are as per the details given to me by the Applicant. I understand that this Application shall be treated as complete only when this Application Form is duly filled and signed by Applicant(s) and is supported by all the necessary documents mentioned above. I / We understand that an unsigned or incomplete application can be rejected by the Promoter at its sole discretion. I/We am /are well aware of the provisions of the Real Estate (Regulation & Development) Act, 2016 and applicable Rules. I / We know that without registration under RERA of the concerned State, I am not entitled to book / sell any unit of the project.

(i) Name of Dealer/Broker/Facilitator/Intermediary/Agent: _____ Mobile: _____

(ii) RERA Registration No. (as Real Estate Agent) _____

(iii) Name of Sales Person: _____ Mobile: _____

Email ID: _____

(iv) Comments (If any) _____

Signature of Dealer / Broker / Facilitator / Intermediary _____ (With rubber seal in case of a Promoter) _____

For office use only

Application received on _____ by _____

Application received by: Sales Dept: _____ By CRM Dept. _____

Special remarks (if any): _____

Signature of Applicant(s) _____

KYC Documents to be submitted by applicant(s) / allottee (s)

It is mandatory to affix recent passport-size photographs of all the Applicant(s) in designated places in the Application Form.

For Individuals

- (i) Aadhar Card / Voter's identity card / Passport / Driving License / Electricity Bill / Water bill / Gas Connection / Telephone bill (not more than 3 months old)
- (ii) PAN Card of all applicants
- (iii) GST Registration Certificate
- (iv) Specimen Signatures to be taken, attested by the bank

For Companies

- (i) Memorandum and Articles of Association
- (ii) List of Directors
- (iii) Resolution in favour of signatory passed by Board / Governing body (in original)
- (iv) PAN Card of Company
- (v) GST Registration Certificate
- (vi) Form 18 or other equivalent Form submitted in ROC (for address proof)
- (vii) Aadhar Card / Voter's identity card / Passport / Driving License of authorized signatory

For Partnership Firms

- (i) Partnership deed
- (ii) Letter of authority signed by all partners in favour of signatory
- (iii) Registration Certificate
- (iv) PAN Card of firm
- (v) GST Registration Certificate
- (vi) Aadhar Card / Voter's identity card / Passport/Driving License of authorized signatory

For Foreign Nationals, PIO & NRIs

- (i) Passport
- (ii) Visa (if applicable)
- (iii) Documents regarding payment through NRE / NRO Account
- (iv) PIO / NRI / OCI Card
- (v) TRC and Form 10 (mandatory in case of return link payment plan)
- (vi) PAN Card (if obtained)
- (vii) Address of Contact in India on plain sheet

Signature of Applicant(s)_____



Regd. Address: 1123, 11th Floor, DLF Tower B, Jasola District
Center, New Delhi-110025 | customercare@rpsgroupindia.com
www.rpsgroupindia.com