

## APPLICATION FORM

Application No. \_\_\_\_\_  
Date. \_\_\_\_\_  
Customer Code No. \_\_\_\_\_  
Plot No. \_\_\_\_\_

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To,

**BST DEVELOPERS INDIA PVT.LTD  
268, ISLAMPUR, SOHNA GURGAON  
ROAD-HARYANA 122001**

**APPLICATION FOR ALLOTMENT OF A RESIDENTIAL PLOT IN THE PROJECT  
“GREEN BHOOMI” SITUATED AT VILLAGE GOPALPUR, SECTOR 99A, GURUGRAM,  
DISTRICT GURUGRAM, HARYANA.**

Dear Sir,

I/We request that I/We may be considered for allotment of a residential plot, as more fully described in Performa hereinafter ("**Plot**") in your project '**GREEN BHOOMI**' being developed on land admeasuring 5.6375 Acres situated at Village Gopalpur, Sector 99A, Gurugram, District-Gurugram, Haryana ("**Project**") which is being developed by BST Developers India Pvt.ltd ("**Developer**") under Deen Dayal Jan Awas Yojna, 2016.

I/we opt to pay the Total Price of the Plot as per the Payment Plan enclosed herewith, selected and accepted by me/us. I/We remit, herewith, a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) as per details below, as token advance equivalent to 10% of the Total Price being part payment towards the allotment of the Plot ("**Booking Amount**"):

Sr. No.	Cheque / DD /RTGS No.	Dated	Amount (In Rs.)	Drawn in favour of
1				
2				
3				
4				

I/We understand that the submission of this signed application form and payment by me/us of the booking amount/ token advances shall not constitute a right to allotment of the Plot and nor shall it create or result in any obligations on the Developer towards me/us. I/We agree and note that the allotment of the Plot is entirely at the sole discretion of the Developer and the Developer has the right to reject my / our application without assigning any reasons thereof and return the booking amounts/ token advances without interest.

\_\_\_\_\_  
ALLOTTEE(S)

I/We agree to pay future instalments of the Total Price of the Plot as per terms and conditions of the allotment herein contained, and as per the Payment Plan annexed hereto. I / We have read and understood the terms and conditions of the allotment and agree to abide by the same. I/We also agree to execute the standard Agreement for Sale containing detailed terms & conditions and other subsequent agreements as and when called upon by the Developer.

I/We agree that the acceptance of my/our application does not entitle me/us to any right in the Plot until the Agreement for Sale is executed and all payments towards Total Price, in full, have been paid by me/us on or before the due dates. This Application does not constitute an agreement to sell.

### PERFORMA

**My/Our particulars are given below:**

#### **1. FOR SOLE OR FIRST APPLICANT**

FIRST APPLICANT NAME:				
FATHER'S / HUSBAND'S NAME:				
DATE OF BIRTH (IN DD/MM/YY):				
NATIONALITY:				
PROFESSION / OCCUPATION:				
PERMANENT ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS.:	RESIDENCE		MOBILE	
EMAIL ADDRESS:				
MARITAL STATUS	MARRIED		SINGLE	
RESIDENT STATUS	RESIDENT		NON RESIDENT	
AADHAR NO				
PAN [ <i>Attach Form 60 or 61, as the case may be, if PAN is not available</i> ]				

#### **2. CO- APPLICANT**

FIRST APPLICANT NAME:				
FATHER'S / HUSBAND'S NAME:				
DATE OF BIRTH (IN DD/MM/YY):				
NATIONALITY:				
PROFESSION / OCCUPATION:				
PERMANENT ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS.:	<b>RESIDENCE</b>		MOBILE	
EMAIL ADDRESS:				

\_\_\_\_\_  
ALLOTTEE(S)

MARITAL STATUS	MARRIED		SINGLE	
RESIDENT STATUS	RESIDENT		NON RESIDENT	
AADHAR NO				
PAN [ <i>Attach Form 60 or 61, as the case may be, if PAN is not available</i> ]				

### 3. COMPANIES / FIRMS / SOCIETIES / TRUST / OTHERS

NAME OF COMPANY/ FIRM/ SOCIETY/ TRUST:				
CIN / REGISTRATION NO:				
PAN NO:				
REGISTERED OFFICE ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS.:	OFFICE		MOBILE	
EMAIL ADDRESS:				
NAME OF AUTHORISED SIGNATORY:		AADHAAR NO OF AUTHORISED SIGNATORY		
ADDRESS OF THE OF AUTHORISED SIGNATORY:				

#### DOCUMENTS TO BE SUBMITTED ALONG WITH THE BOOKING APPLICATION FORM

##### Resident of India:

- Copy of PAN Card.
- Photographs in all cases.
- Copy of Aadhar Card

##### Partnership Firm:

- Copy of PAN card of the partnership firm.
- Copy of partnership deed.
- In case of one of the partners has signed the documents, an authority letter from the other Partners authorizing the said person to act on behalf of the firm.
- Copy of Aadhar Card of Partners
- GST Registration

##### Hindu Undivided Family (HUF):

- Copy of PAN card of HUF.
- Authority letter from all co-parcener's of HUF Authorizing the Karta to act on behalf of HUF.
- Copy of Aadhar Card of Karta

##### Private Limited & Limited Company:

- Copy of PAN card of the company.
- Articles of Association ("AOA") & Memorandum of Association ("MOA") duly signed by the Company Secretary / Director of the Company
- Board resolution authorizing the signatory of the Application form to buy property on behalf of the company.
- GST Registration

##### NRI/Person of Indian Origin:

- Copy of the individual's passport/ PIO Card.
- Certificate by Indian Embassy of Country of residence.
- In case of demand draft ("DD"), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO/FCNR account of the allottee.
- In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer

ALLOTTEE(S)

**DETAILS OF THE PLOT OPTED FOR (Tentative)**

PLOT NO.	
BLOCK NO.	
SECTOR NO.	
PLOT AREA (IN SQ. YDS.)	
PLOT AREA (IN SQ. MTRS.)	

**DETAILS OF TOTAL PRICE**

**The break-up of the Total Price is mentioned below:**

<b>Sr. No.</b>	<b>DESCRIPTION</b>	<b>PRICE PAYABLE (In Rs.)</b>
1		
2		
Total Price (" <b>TP</b> ") (inclusive of taxes)		

\_\_\_\_\_  
ALLOTTEE(S)

**DECLARATION:**

I/We the undersigned (Sole/First and Second Applicant) do hereby declare that the above mentioned particulars/ information given by me/us are true and correct and nothing has been concealed there from.

Yours faithfully,

Sole/First Applicant's Signature \_\_\_\_\_

Name \_\_\_\_\_

Second Applicant's Signature \_\_\_\_\_

Name \_\_\_\_\_

**FOR OFFICE USE ONLY**

RECEIVED BY	
CHEQUE NO.	
AMOUNT (IN RS.)	
BROKER NAME	
BROKER CONTACT NO.	
BROKER EMAIL	
VERIFIED BY	
DATE	

**NOTES:**

- 1. The Total Price as mentioned above includes EDC/IDC etc., as applicable at present and in case there is any change in the EDC/IDC etc., the Total Price payable shall be increased/ decreased based on such change/modification.*
- 2. All payments are to be made by demand draft/pay order/cheque only drawn in favour of **"BST Developers India Pvt. Ltd. Green Bhoomi Collection A/c"**, payable at *\_Gurugram.**
- 3. Cheques are Subject to Realization.*

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ALLOTTEE(S)

**INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT GREEN BHOOMI\_ ' SITUATED AT VILLAGE GOPALPUR, SECTOR 99A, GURUGRAM, DISTRICT GURUGRAM, HARYANA..**

The Applicant(s) will be allotted the residential Plot on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Agreement for Sale (hereinafter referred to as the "**Agreement**"). The following terms and conditions amongst other terms and conditions are indicative in nature, and shall always remain binding on the Applicant(s).

1. The Developer has registered the Project under the provisions of RERA with the Haryana Real Estate Regulatory Authority at Gurugram ("**Authority**") having registration no.RC/REP/HARERA/GGM/669/401/2023/13 under the name of "GREEN BHOOMI".
2. The Applicant(s) declare that he/she/they is/are competent to make and submit the present application form for booking of the aforesaid Plot, and there is no legal or contractual impediment or restriction on his/her/their making this application or the payment tendered hereunder.
3. The Applicant(s) confirms that he/she/they has/have been provided by the Developer with all the relevant information, documents, plans, site map, specifications and such other credentials with respect to the title, ownership, competency, facilities, and basic infrastructure to be provided in the Project being developed by the Developer. The Applicant(s) has confirmed that he/she/they has/have examined the said documents, plans, site map etc., and is/are fully satisfied in all respects with regard to the rights, title and interest of the Developer in the land on which the Project is being developed, and has understood all limitations and obligations of the Developer in relation thereto and has relied solely on Applicant's own judgment and investigation while deciding to apply for allotment/booking of the Plot. The Applicant(s) confirms that no further investigation in this regard is or shall be required by him/her/them.
4. The Applicant(s) shall be liable to pay the Total Price as more detailed out in the aforesaid Performa and as per the Payment Plan. It is specifically agreed that an amount of Rs. \_\_\_\_\_/- shall always be treated as the non-refundable earnest money ("**Booking Amount**").
5. The Applicant(s), in addition to the Total Price, shall also be liable to pay the cost of stamp duty, registration fee and legal charges, electric tool charges, if any for the execution and registration of the Agreement and the conveyance deed of the Plot, at the then applicable rates and all payments shall be made by the Applicant out of his/ her own resources.
6. The Developer expects to hand over possession of the Plot for residential usage on or before \_\_\_\_\_ unless there is delay due to "*force majeure*", court orders, government policy/guidelines, decisions affecting the regular development of the real estate project. If, the completion of the Project is delayed due to the above conditions, then the Applicant(s) agrees that the Developer shall be entitled to the extension of time for delivery of possession of the Plot for residential usage.
7. The Applicant agrees and undertakes that:
  - a. The Applicant shall comply with all licenses and approvals with respect to the Project;
  - b. It shall be an essential condition of allotment that the Plot shall not be used for any purposes other than for residential purposes.
8. The Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees/maintenance agency or competent authority, as the case may be, upon the issuance of the occupation certificate/part thereof, part completion certificate/completion certificate of the Project, as the case may be. The Applicant hereby agrees and undertakes to make payment of the maintenance charges and maintenance security deposit to the Developer

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ALLOTTEE(S)

or its nominated maintenance agency and further agrees and undertakes to execute a maintenance agreement in this regard.

9. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc.) which may be levied, in connection with the development/construction of the Project(s) paid/payable by the Developer up to the date of handing over the possession of the Plot for residential usage to the Applicant(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:

Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Applicant(s) to the Developer shall be increased/ decreased based on such change/modification:

Provided further, if there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Real Estate (Regulation and Development) Act, 2016 (“**RERA Act**”), the same shall not be charged from the Applicant(s).

10. The Applicant(s) agrees that it shall be the responsibility of the Applicant(s) to comply with the necessary formalities as laid down in the Foreign Exchange Management Act ("**FEMA**") (if applicable) with respect to remittance of payments, acquisition, sale, transfer of immovable property(ies) etc., and provide the Developer with such permissions, approvals, which would enable the Developer to fulfil its obligations. The Applicant(s) agree that in the event of any failure on the part of the Applicant to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/they shall alone be liable for any action under FEMA and he/she/they will keep the Developer fully indemnified and harmless in this regards.
11. In case there are joint applicant(s), all communications shall be sent by the Developer to the first applicant only at the mailing address given by him which shall be deemed as served on all Applicant(s) and no separate communications shall be sent to the joint applicant(s). The address given in this application form shall be final unless any change is intimated under Registered AD letter. All demand notices, letters etc., posted at the given address shall be deemed to have been received by the Applicant(s) and the Applicant(s) shall be responsible for any default in payment and other consequences that might occur therefrom.
12. All payments by the Applicant(s) shall be made to the Developer through Demand Drafts/Cheques drawn upon scheduled banks in favour of "**BST DEVELOPERS INDIA PVT. LTD. GREEN BHOOMI COLLECTION ACCOUNT**" payable at GURUGRAM only. In cases of dishonour of the cheque(s) comprising the Booking Amount / token advances due to any reason, without prejudice to any other legal right or remedy the Developer may have, the Developer may accept a fresh cheque by imposing the charges imposed by the Bank and/or the Developer reserves its right to cancel the allotment and treat the Booking Amount/ token advance as forfeited, and the Developer shall be freely entitled to re-allot the Plot to any other third party.
13. The Applicant(s) has fully read and understood the abovementioned terms and conditions, and agrees to abide by the same. The Applicant(s) understands that the terms and conditions given above are of indicative nature with a view to acquaint the Applicant(s) and are not exhaustive. The terms and conditions will be comprehensively set out in the Agreement.
14. The Applicant(s) understands and agrees that under no circumstances shall, the payments made under this Application or subsequent agreements, be construed or deemed to create, in any manner whatsoever, a lien on the said Plot in favour of the Applicant(s). The Applicant(s) clearly understands that the ultimate conveyance of the Plot and handover of the possession of the Plot in his/her/their favour is contingent on the payment of the complete Total Price, deposits and all outstanding dues and faithful performance by him/her/them of all the obligations agreed and undertaken herein.

15. The Applicant(s) hereby undertakes to execute and deliver 2 (two) copies of the Agreement to the Developer within thirty (30) days from the date of receipt of the Agreement by the Applicant. Further, the Applicant have an obligation to execute the Agreement and also register the said Agreement as per the provision of the relevant Act of the State of Haryana. If the Applicant(s) fails to execute and deliver to the Developer, the Agreement within 30 (thirty) days from the date of its receipt by the Applicant and further execute the said Agreement and register the said agreement, as per intimation by the Developer, then the Developer shall serve a notice to the Applicant for rectifying the default, which if not rectified within sixty days from the date of its receipt by the Applicant, application of the Applicant shall be treated as cancelled and all sums deposited by the Applicant in connection therewith including the booking amount shall be returned to the Applicant without any interest or compensation whatsoever. If, however, after giving an fair opportunity to the Applicant to get the Agreement executed, the Applicant does not come forward or is incapable of executing the same, then in such a case, the Developer has an option to forfeit ten percent of the Booking Amount. Upon such cancellation, the Applicant(s) shall be left with no right and/or interest whatsoever in the Plot applied for by the Applicant(s) and the Developer shall be free to deal with the said Plot in any manner at its sole discretion.
16. All or any disputes arising out or touching upon or in relation to the terms and conditions of this Application, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the authority and compensation if any, to be adjudged by the adjudicating officer under the RERA Act, the rules and regulations made thereunder.