

RAPID BUILDTECH PVT LTD

CROP.OFF-11TH FLOOR, PARAS TWIN TOWER, GOLF COURSE ROAD, SEC-54,GURGAON,HARYANA - 122002

[INSERT NAME OF THE PROJECT]
[Address of the Project to be inserted]

[INSERT PROMOTER LOGO]

APPLICATION FORM

APPLICATION FORM FOR BOOKING/ PROVISIONAL ALLOTMENT OF A RESIDENTIAL PLOT IN THE RESIDENTIAL PLOTTED COLONY " _____ ", BLOCK [•], SECTOR [•], VILLAGE MALIYANA, TEHSIL – SADAR AND DISTRICT – MEERUT, UTTAR PRADESH

Application No.:

Date:

REGISTERED OFFICE
RAPID BUILDTECH PRIVATE LIMITED,
CIN: U45400HR2007PTC036819
9th Floor, Paras Downtown, Centre,
Sector Road, Sector – 53, Gurgaon,
Haryana – 122002, India

Dear Sir/ Ma'am,

1. The Applicant(s) requests Rapid Buildtech Private Limited ("**Promoter**") for provisional allotment of a residential plot no. having area admeasuring [•] [square yards / square meter] ("**Plot**"), in the residential plotted colony named ' _____ ' ("**Project**") proposed to be developed by the Promoter over the land admeasuring [•] acres, situated at Block No. [•], Village Maliyana, Tehsil-Sadar, District-Meerut, Uttar Pradesh. The Applicant(s) is/ are making this application with the full knowledge and understanding that the Promoter is in the process of developing the Project and would make the allotment of the Plot in due course of time, subject to the availability.
2. The Applicant(s) request(s) that the Applicant(s) may be allotted the said Plot in the said Project as per the:

Down Payment Plan

Installment Payment Plan

3. The Applicant(s) enclose(s) herewith the details of payment of Rs. _____/- (Rupees _____ Only), vide Bank Draft/ Pay Order/ Cheque No. / RTGS No. _____ dated _____, drawn on _____ Bank, _____ Branch, in favour of the Promoter payable towards the booking amount of the Plot, or

X _____
Sole/ First Applicant

X _____
Second Applicant

through Electronic Transfer bearing UTR No. _____ in account no. _____, maintained with _____ Bank, in _____ Branch, bearing IFSC Code _____, as booking amount of the Plot ("**Booking Amount**") and request(s) the Promoter to consider/ adjust it as part payment towards the Total Price of the said Plot to be paid by the Applicant(s) for purchase of the said Plot, in accordance with the terms of the Agreement to Sell proposed to be executed between the Applicant (s) and the Promoter ("**Agreement to Sell**").

4. The Applicant(s) state(s) and confirm(s) that the Promoter has made the Applicant(s) aware of the availability of the Agreement to Sell at its site office. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Agreement to Sell containing the detailed terms and conditions, the Applicant(s) further confirm(s) to have fully understood the terms and conditions of the Agreement to Sell (including the Promoter's rights, entitlements and limitations) and the Applicant(s) is/ are agreeable to perform his/ her/ its/ their obligations as per the conditions set out in the Agreement to Sell and thereafter, the Applicant(s) has/ have applied for allotment of a Plot in the Project and has/have requested the Promoter to allot a Plot. The Applicant(s) agree(s) and confirm(s) to sign the Agreement to Sell in entirety and to abide by the terms and conditions of the Agreement to Sell.
5. The Applicant(s) clearly understands and acknowledges that this application does not constitute a Agreement to Sell or any kind of commitment from the Promoter to allot the Plot to the Applicant(s) and the Applicant(s) is/ are not entitled to the provisional and/ or final allotment of the Plot, notwithstanding the fact that the Promoter may have issued a receipt in acknowledgment of the money tendered along with this application. The Applicant(s) hereby further agrees that forwarding the Agreement to Sell to the Applicant(s) by the Promoter does not create a binding obligation on the part of the Promoter until and unless: (i) the Applicant(s) sign(s) and deliver(s) the Agreement to Sell with all the Schedules and the payments due as stipulated in the Payment Plan (**Annexure C**) hereunder and the Agreement to Sell, within a period of ____ (____) days from the date of receipt of the Agreement to Sell by the Applicant(s); and (ii) the Applicant (s) presents itself before the concerned Sub-Registrar for registration of the said Agreement to Sell, as and when intimated by the Promoter and the Agreement to Sell is registered with the Sub-Registrar.
6. If, however, the Applicant(s) fail(s) to execute and deliver to the Promoter, the Agreement to Sell within ____ (____) days from the date of its receipt by the Applicant(s) and/ or appear before the concerned Sub-Registrar for its registration as and when intimated by the Promoter and the Agreement is registered before the concerned sub-registrar, then the Promoter shall serve a notice to the Applicant(s) for rectifying the default, which if not rectified within ____ (____) days from the date of its receipt by the Applicant(s), this application of the Applicant(s) shall be treated as cancelled and all sums deposited by the Applicant(s) in connection therewith including the Booking Amount shall be returned to the Applicant(s) without any interest or compensation whatsoever. If, however, after expiry of the period as mentioned in the notice given above to get the Agreement to Sell executed, the Applicant(s) does not come forward or is/ are incapable of executing and registering the same, then in such a case, the Promoter shall have an option to forfeit the Booking Amount.
7. The Applicant(s) has/have clearly understood that the Agreement to Sell to be sent by the Registered Post on the address as provided by the Applicant(s) herein below, shall be deemed to be delivered to the Applicant(s) after ____ (____) days from the date of dispatch by the Promoter. The Applicant(s) confirm(s) that in case there are joint Applicant(s), all correspondences/ communications shall be sent by the Promoter to the Applicant(s) whose name appears first and at the address given by him/ her/ it/ them, and all correspondences sent by the Promoter to that address/ email shall be valid and binding on the Applicant(s) as regards the contents therein and considered as properly served on all the Applicant(s).

X _____
Sole/ First Applicant

X _____
Second Applicant

Name of Applicant (s):

Applicant (s) Address:

8. The Applicant(s) agrees that in the event, the Promoter accepts this application and allots the Plot, the Applicant(s) shall pay the Total Price and all other amounts, applicable taxes, cess, other charges, interest and dues as per the Payment Plan (**Annexure C**) as explained to the Applicant(s) and agreed and opted by the Applicant(s) and/ or as and when demanded by the Promoter or in accordance with the terms of this application and the Agreement to Sell. The Applicant(s) is/ are fully aware of the consequences on account of non-payment of instalments within the stipulated time. Any payment made without execution of Agreement to Sell will not confirm allotment in the favor of the Applicant(s) in any manner whatsoever.
9. The Applicant(s) acknowledge(s) that the Promoter has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is/ are fully satisfied with the same and the Applicant(s) has/ have fully acquainted himself/ herself/ itself/ themselves of all the particulars of the said Project as has been provided on the website of the Authority established as per the provisions of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016) and the rules framed thereunder, and is subject to any mutually agreed variations thereto. The Applicant(s) hereby confirm(s) that he/ she/ it/ they is/ are signing this application with full knowledge of all the applicable laws, rules, regulations, notifications, etc., applicable to the Project. No oral or written representations or statements shall be considered to be a part of this Application and that this application is self contained and complete in itself in all respects.
10. The Applicant (s) has/ have seen, verified and has/ have satisfied himself/ herself/ itself/ themselves with the layout plan/ zoning/ site plan, which has been approved by the competent authority and has/ have satisfied himself/ herself/ itself/ themselves with the Payment Plan (**Annexure C**) and the amenities, facilities, etc. annexed along with this application and under the Agreement to Sell. The Applicant(s) confirm(s) and acknowledge(s) that he/ she/ it/ they is/ are not in anyway influenced and/ or relied on any advertisements, offerings, brochures, or any type of promotion material by the Promoter or its nominated persons/ assignees/ channel partners/ brokers, and has willingly and after due inspection and verifications, has agreed to apply for the Plot.
11. Notwithstanding anything contained in this application, the Applicant(s) understand(s) that the application will be considered as valid, enforceable and proper only on realization of the amount tendered with this application.

Enclosed:-

- (i) Annexure A: Personal Details Form
- (ii) Annexure B: Description of the Plot
- (iii) Annexure C: Payment Plan
- (iv) Annexure D: Details of Total Price
- (v) Annexure E: List of Documents

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE A

[AZB Comment: Client to confirm]

My/ our particulars are given below for your reference and record:

(i) SOLE OR FIRST APPLICANT(S)

Title: Mr./ Ms./ Mrs.
Name _____
S/W/D of _____
Nationality _____ Age _____ years
Profession _____
Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____
Income Tax Permanent Account No. _____
Ward / Circle / Special Range / Place, where assessed to income tax _____
Mailing Address _____
Tel No. _____ Mobile No. _____
E-mail ID _____
PAN Number _____
Aadhar Number _____

Passport size
Photograph of the
First/Sole
Applicant

(ii) JOINT / SECOND APPLICANT (S)

Title: Mr./ Ms./ Mrs.
Name _____
S/W/D of _____
Nationality _____ Age _____ years
Profession _____
Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____
Income Tax Permanent Account No. _____
Ward / Circle / Special Range / Place, where assessed to income tax _____
Mailing Address _____
Tel No. _____ Mobile No. _____
E-mail ID _____
PAN Number _____
Aadhar Number _____

Passport size
Photograph of the
Joint /Second
Applicant

(iii) THIRD APPLICANT(S)

Title: Mr./ Ms./ Mrs.
Name _____
S/W/D of _____
Nationality _____ Age _____ years
Profession _____
Residential Status Resident/ Non-Resident/ Foreign National of Indian Origin _____
Income Tax Permanent Account No. _____
Ward / Circle / Special Range / Place, where assessed to income tax _____
Mailing Address _____
Tel No. _____ Mobile No. _____
E-mail ID _____

Passport size
Photograph of the
Third
Applicant

X _____
Sole/ First Applicant

X _____
Second Applicant

PAN Number _____
Aadhar Number _____

OR

(*If the Applicant is a company/partnership firm/sole proprietorship)

M/s _____ a company registered under the Companies Act, 2013/LLP under the Limited Liability Partnership Act, 2008/Partnership Firm under the Partnership Act, 1932 /Proprietorship Firm, having its registered office at _____, acting through its authorized signatory/Director/Partner/Sole Proprietor _____ duly authorized by the Board Resolution/Authority Letter of the Partners/Power of Attorney dated _____.

CIN/TIN/PAN No.:

Email :

Fax :

Telephone (Off.) :

Mobile :

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

OR

(*If the Applicant is an HUF)

Mr. _____, (Aadhar no. _____) son of _____ aged about _____ for self and as the Karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business/residence at _____, (PAN _____).

(*Strike out if not applicable)

(Details verified by:

(Sales)

(Name & Signature)

(CRM)

(Name & Signature)

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE B

DESCRIPTION OF THE PLOT

Plot admeasuring ____ [square feet/square meter].

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE C

PAYMENT PLAN

[AZB Comment: Client to insert the payment plan]

NOTE:

- Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s)/ RTGS only drawn in favor of " _____ " payable at _____. *[AZB Comment: Client to Confirm.]*
- Allotment to Non-Resident and persons of Indian Origin will be subject to laws of the Republic of India.
- For Non-Resident/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Plot and compliance shall be as per the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory obligations.

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE D

Description of Total Price

[AZB Comment: Client to confirm]

Block no. [▪] Plot no. [▪] Type [▪]	Rate of Plot per [square meter / square yard]
Area	[▪]
Basic Price	[▪]
Preferential Location Charges	[▪]
GST	[▪]
Total price (in Rupees)	[▪]
Other Charges*	[▪]

**Note: The Total Price shall not include the Other Charges, and the same shall be charged over and above the Total Price and such Other Charges shall be decided and charged at the time of offer of possession and are liable to change in case of increase or decrease of area and/or levy of any fresh taxes, cesses, charges by the Government and/or other circumstances mentioned in the Agreement.*

Declaration

X _____
Sole/ First Applicant

X _____
Second Applicant

The Applicant(s) do hereby declare that my/ our application is irrevocable and that the above particulars/ information given by the Applicant(s) are true and correct and nothing has been concealed therefrom.

Date:

Place:

Yours Faithfully

Applicant(s) Signature(s)

FOR OFFICE USE ONLY

MODE OF BOOKING

Direct Promoter Executive
Channel Partner Channel Partner Stamp
Special Instructions/Remark(s)
Source of Lead

Authorised Signatory

(Authorised Signatory for Promoter)

Application for Provisional Allotment of Plot

Accepted

Rejected

X _____
Sole/ First Applicant

X _____
Second Applicant

ANNEXURE E

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM

[AZB Comment: Client to confirm]

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.

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 Authorized Person/ Signatory.
- 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 purchase of Plot 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/Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the application form to buy the Plot 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/ DIR 12 along with Challan in case of change of Directors
- 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 coparceners of HUF authorizing 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.FOR NRI CUSTOMER
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.

X _____
Sole/ First Applicant

X _____
Second Applicant

- 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.

TOLL FREE: _____ F: + _____
 T: _____

Email: _____
 Website: _____

Corporate Office: _____

*T&C Apply.

X _____
 Sole/ First Applicant

X _____
 Second Applicant