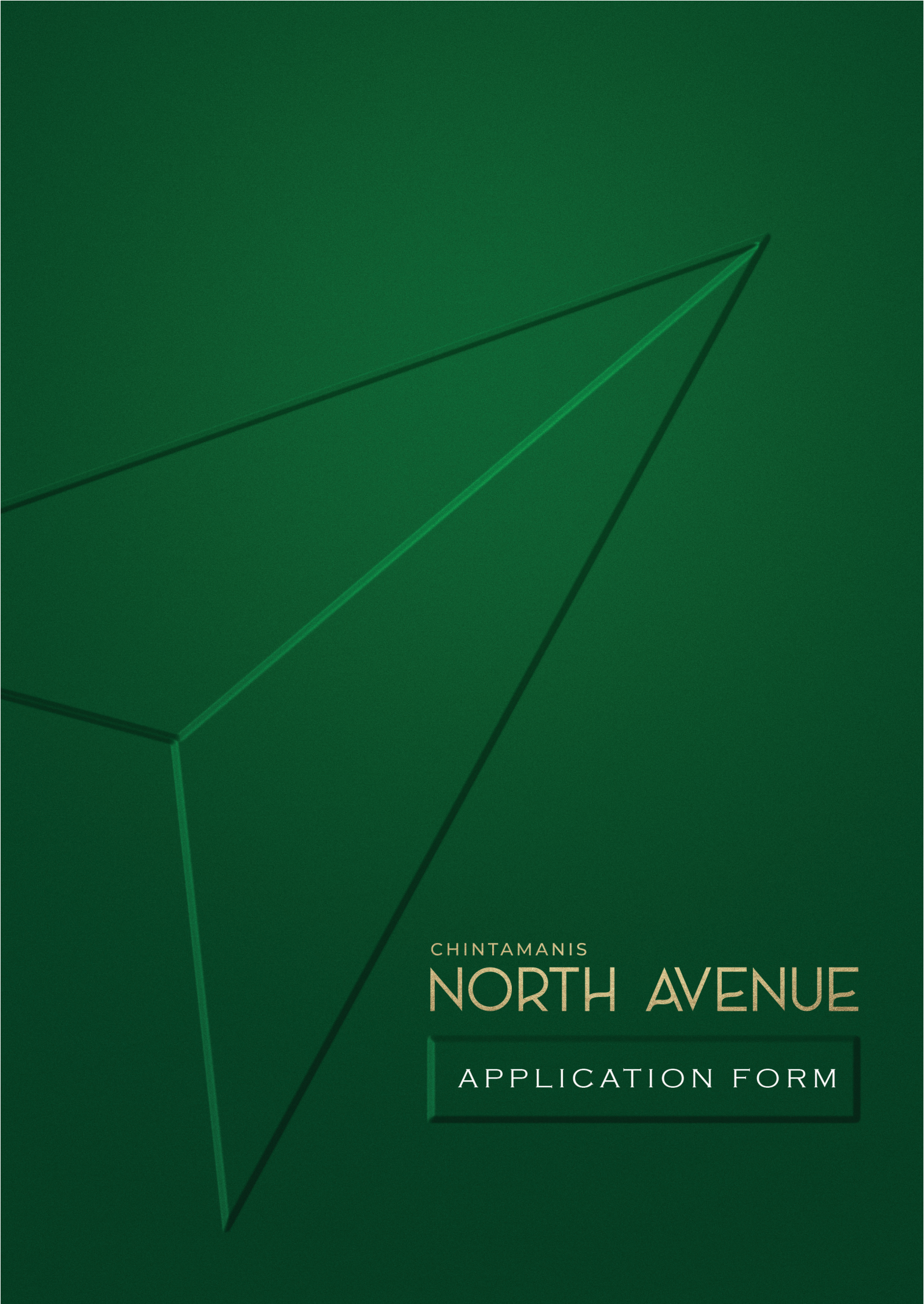




CHINTAMANIS

NORTH AVENUE

APPLICATION FORM

Application No.:-

Date :

AVIANA GRREEN LLP

Unit No-15, Second Floor, MGF Mega City Mall, DLF QE, MG Road,
Gurugram Haryana - 122002

Dear Sir/Madam,

The Applicant(s) requests **AVIANA GRREEN LLP (“Promoter”)** for provisional allotment of a residential plot under DDJAY Policy 2016 (“**Plot**”) having area admeasuring 13.30625 acres (“**Project Land**”) in the residential group housing project under the name and style of **North Avenue (“Project”)** proposed to be developed by the Promoter over the land Revenue Estate of village Munda Khera, Sector 3 Badsa, Arogya Dham District Jhajjar in Haryana. 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.

1. The Applicant(s) request(s) that the Applicant(s) may be allotted the said plot in the said Project as per the Payment Plan as stipulated as Annexure B.
2. 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 _____, as booking amount being part payment towards the total price, in favour of the Promoter payable towards the Total Price of the said Plot to be paid by the Applicant(s) in lieu of purchase of the said Plot, in accordance with the terms of the Agreement for Sale/ Plot Buyer’s Agreement proposed to be executed between the Applicant(s) and the Promoter (“Agreement for Sale”).
3. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Agreement for Sale containing the detailed terms and conditions and in addition, the Applicant(s) further confirms(s) to have fully understood the terms and conditions of the Agreement for Sale (including the Promoter’s rights, entitlements and limitations and the Applicant(s) hereby agree to perform his/ her/ its/ their obligations as per the conditions stipulated in the Agreement for Sale and thereafter, the Applicant(s) has/ have applied for allotment of a Plot in the Project and has requested the Promoter to allot a Plot. The Applicant(s) agree(s) and confirm(s) to sign the Agreement for Sale in entirety and to abide by the terms and conditions of the Agreement for Sale).

The Applicant(s) clearly understands and acknowledges that this application does not constitute an Agreement for Sale 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 for Sale to the Applicant(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Applicant(s) until and unless, the Applicant(s) sign(s) and deliver(s) the Agreement for Sale with all the Schedules and the payments due as stipulated in the Payment Plan (Annexure B) hereunder and the Agreement for Sale, within a period of 30 (thirty) days from the date of receipt of the Agreement for Sale by the Applicant(s) and secondly, the Applicant (s) appears and present before the concerned Sub- Registrar at Badli for registration of the said Agreement for Sale, as and when intimated by the Promoter.

4. If, however, the Applicant(s) fail(s) to execute and deliver to the Promoter, the Agreement for Sale within ([____] days from the date of its receipt by the Applicant(s) and/ or appear before the Sub-Registrar at Badli for its registration as and when intimated by the Promoter, 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 the Promoter shall have an option to forfeit the Booking Amount.

5. The Applicant(s) further acknowledges and understands that the allotment of the Plot is entirely at the sole and absolute discretion of the Promoter and the Promoter shall have the right to reject this application without assigning any reason, whatsoever, and in the event the Promoter rejects this application, the Applicant(s) shall be entitled to receive the Booking Amount without any interest or the compensation of any nature, whatsoever.

6. The Applicant(s) have clearly understood that the Agreement for Sale 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).

Name of Applicant (s):

Applicant (s) Address:

7. 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 B) 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 for Sale.

The Applicant(s) is/ are fully aware of the consequences on account of non-payment of installments within the stipulated time. Any payment made without execution of Agreement for Sale will not confirm allotment in the favor of the Applicant(s) in any manner whatsoever.

8. 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.

9. 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 B). 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.

10. 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.

Further, the Applicant unequivocally undertakes to abide by the said terms and conditions:

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Enclosed:-

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

ANNEXURE A

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 _____
 PAN Number _____
 Aadhar Number _____

Passport size
 Photograph of the
 Third
 Applicant

OR

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

M/s _____ a company registered under the Companies Act/LLP under the Limited Liability Partnership Act/Partnership Firm/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)

ANNEXURE B

PAYMENT PLAN

DEVELOPMENT LIKED PLAN

S. No.	Installment	Percentage of Total Consideration	Total Amount
1	AT THE TIME OF BOOKING	10%	
2	WITHIN 10 DAYS FROM THE DATE OF BOOKING (UPON START OF EARTH FILLING)	25%	
3	WITHIN 75 DAYS FROM THE DATE OF BOOKING (UPON START OF SEWERAGE AND WATER LINE)	20%	
4	WITHIN 150 DAYS FROM THE DATE OF BOOKING (UPON START OF ROAD AND ELECTR. WORK)	20%	
5	ON OFFER OF POSSESSION	25% + IFMS	
Total Payable :			

DWON PAYMENT PLAN

S. No.	Installment	Percentage of Total Consideration	Total Amount
1	AT THE TIME OF BOOKING	10%	
2	WITHIN 10 DAYS FROM THE DATE OF BOOKING (UPON START OF EARTH FILLING)	80%	
3	ON OFFER OF POSSESSION	10% + IFMS	
Total Payable :			

FIRST/SOLO APPLICANT

SECOND APPLICANT

THIRD APPLICANT

ANNEXURE C

DESCRIPTION OF TOTAL PRICE

DETAILS OF TOTAL PRICE AND OTHER CHARGES

Particulars	Amount	Total Amount
Plot No.		
Plot Size (In Sq.Yard)		
Basic Sale Price (BSP)		
PLC (Corner)		
PLC (Park Facing)		
<u>Grand Total Price (In Rs.)</u>		

Other Charges (In Rs.)

Particulars	Amount	Total Amount
IFMS (Interest Free Maintenance Charges)		
Stamp duty and Registration Charges for this Agreement and Conveyance Deed		
Any other charges (If applicable)		

* Note: The Total Price shall not include the Other Charges, and the same shall be charged over and above the Total Price and such charges 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 for Sale.

FIRST/SOLO APPLICANT

SECOND APPLICANT

THIRD APPLICANT

Declaration

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)

FIRST/SOLO APPLICANT

SECOND APPLICANT

THIRD APPLICANT

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 Promotor)

Application for Provisional Allotment of Plot

Accepted

Rejected

FIRST/SOLO APPLICANT

SECOND APPLICANT

THIRD APPLICANT

ANNEXURE D

DOCUMENTS TO BE SUBMITTED ALONG WITH THE 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.

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.
- 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 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.
- 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.





AVIANA GRREEN LLP

LLP Identification Number: ACG-5662 PAN: ACFFA3926J

Corporate Address : Chintamanis, Sector 103 Dwarka Expressway
Gurugram, Haryana-122006

Site Address: Sector 3 Badsa, Arogya Dham District Jhajjar
🌐 www.chintamanis.co.in