

APPLICATION FORM

Application No. _____
Date. _____
Customer Code No. _____
Plot No. _____

Please affix
Passport
Size
Photograph

Please affix
Passport
Size
Photograph

To,
Countrywide Promoters Private Limited
&
Ridgecraft Homes Private Limited
OT-14, Third Floor, Next Door,
Parklands, Sector-76,
Faridabad-121004, Haryana

Sub: Application for Allotment of a residential plot in the project 'BPTP District 1 Block A' situated at Sector 81, Faridabad, 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 '**BPTP District 1 Block A**' situated at Sector 81, Faridabad, Haryana ("**Project**") which is being developed by Countrywide Promoters Private Limited & Ridgecraft Homes Private Limited (collectively referred as "**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**"):

S. No.	Cheque / DD / RTGS No.	Dated	Amount (In Rs.)	Drawn in favour of
i.				
ii.				
iii.				
iv.				

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.

I/We agree to pay future instalments of Total Price 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 on Developer's format 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.

I/We further agree that I/we shall abide by the terms and conditions of the Agreement for Sale for allotment of the Plot.

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 (TICK ONE)	MARRIED		SINGLE	
RESIDENT STATUS (TICK ONE)	RESIDENT		NON RESIDENT	-
AADHAAR NO:				
PAN No. [Attach Form 60 or 61, as the case may be, if PAN is not available]				

2. CO- APPLICANT

SECOND 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 (TICK ONE)	MARRIED		SINGLE	
RESIDENT STATUS (TICK ONE)	RESIDENT		NON - RESIDENT	
AADHAAR NO:				
PAN No. [Attach Form 60 or 61, as the case may be, if PAN is not available]				

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 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 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

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:

S. NO.	DESCRIPTION	PRICE PAYABLE (In Rs.)	GST (In Rs.) (As applicable)
1.	Total Price ("TP")		
2.	Interest Free Maintenance Security Deposit ("IFMSD")		
3.	Property Registration Facilitation Charges ("PRFC")	20,000	3600













Note:

1. Total Price of the Plot excludes IFMSD and advance maintenance charges for 12 months payable as per the Payment Plan at rate as may be decided by the Developer.
2. GST, if any, becomes applicable shall be payable by the Applicant.
3. Stamp duty charges and Property Registration Facilitation Charges shall be payable by the Applicant prior to the execution and registration of this agreement to sell and conveyance deed respectively; and
4. Registration charges shall be payable by the Applicant directly at the Sub-Registrar's office at the time of registration of this agreement to sell and conveyance deed respectively.

PAYMENT PLAN

Time Link Plan	
AT THE TIME OF BOOKING	10% of Total Price
WITHIN 60 DAYS OF BOOKING	12.50% of Total Price
WITHIN 3 MONTH OF BOOKING	12.50% of Total Price
WITHIN 5 MONTH OF BOOKING	12.50% of Total Price
WITHIN 7 MONTH OF BOOKING	12.50% of Total Price
WITHIN 9 MONTH OF BOOKING	15% of Total Price
WITHIN 11 MONTH OF BOOKING	15% of Total Price
ON POSSESSION WITHIN 12 MONTH OF BOOKING	10% of Total Price

SPECIFICATIONS, AMENITIES, FACILITIES OF THE PROJECT

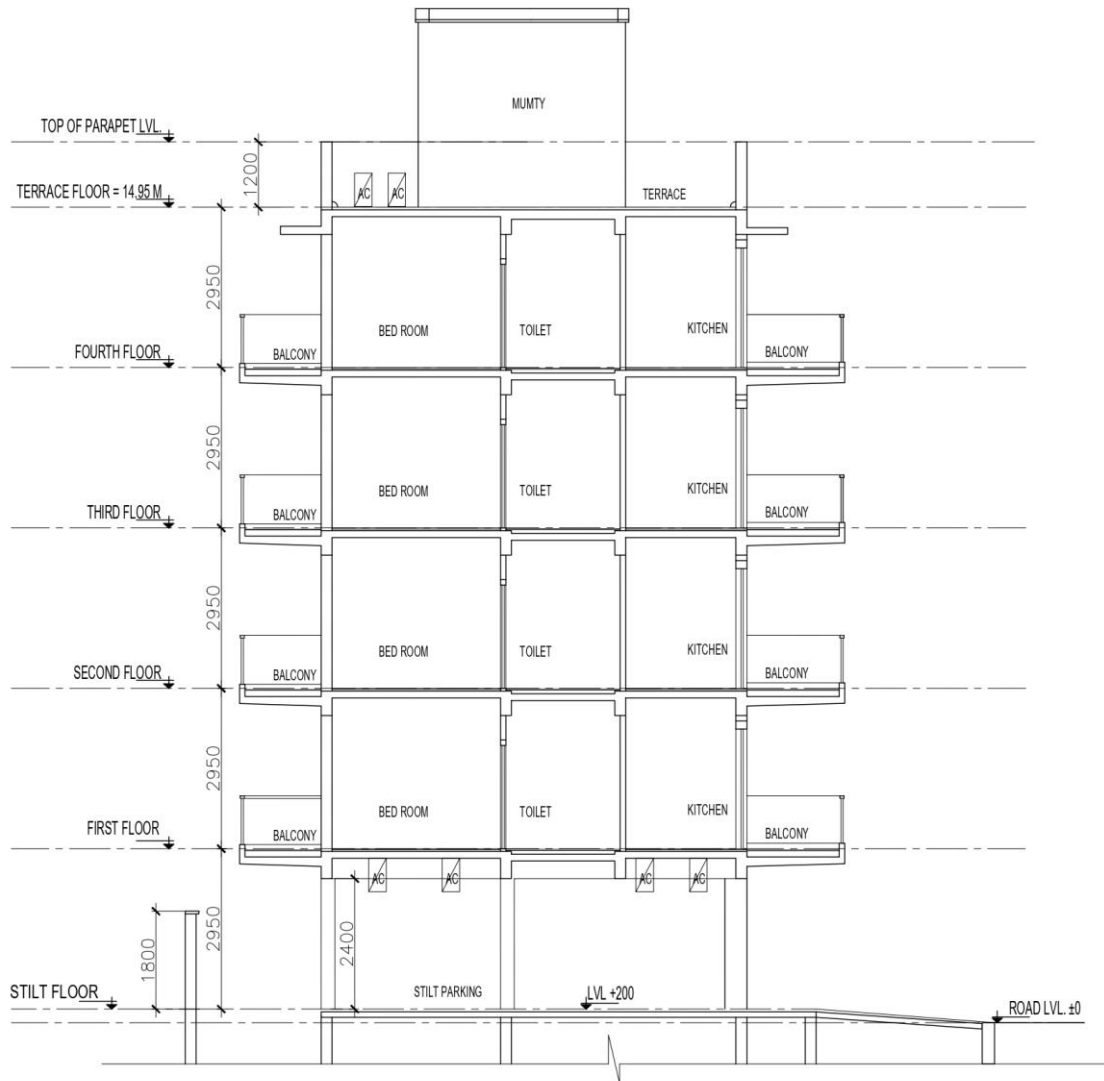
AMENITIES & SPECIFICATIONS	DESCRIPTION
ROADS AND SIDE WALKS 	<ul style="list-style-type: none"> • 9 mtrs wide internal roads as per Norms, finished in aesthetically designed coloured concrete pavers. • Environment friendly grass concrete pavers side walks
GREEN AND PLAY AREA 	<ul style="list-style-type: none"> • Manicured Greens across each District with smart drip & sprinkler irrigation systems • Kids play area in each District
STREET LIGHTING 	<ul style="list-style-type: none"> • Designer light poles with electricity saving LED lamps
SERVICES Sewerage and Storm Water  Water Supply  Electricity Infrastructure  Power Back-up Provision 	<ul style="list-style-type: none"> • Services in each District have been designed to take load for stilt plus four floors on a plot • Independent sewerage treatment plant for each District • Underground water tank for each District • Dual piping water supply system (Underground tank for portable water and STP treated water for flushing and irrigation) • Electricity load of 5KW per plot as per DHBVN norms, additional load available on chargeable basis* • Underground Electrical lines (Main and DG) • Dual pre-paid electricity meter for supply from Electricity board and DG sets • Separate meter for common area electricity and water usage • Common electrical cabling will be provided from each plot to the designated area of DG & transformer within each District. DG cost, Operation and maintenance cost to be borne by RWA.
SECURITY 	<ul style="list-style-type: none"> • GATED: Manned gates with well-designed guard house / portal at designated locations with adequate CCTV cameras within each District • BOUNDARY WALL: Boundary walls on selected boundaries of plots (which are either at the rear or on sides) which forms the boundary of the District
SMART CITY FEATURES IN EACH DISTRICT   	<ul style="list-style-type: none"> • Cycle stand at designated locations • Clean drinking water outlet at designated locations • Charging point for charging electric vehicles at designated locations • Provide an ambulance, free of charge, for the common use by residents / allottees of the Project and the Other Project.* • Promoter shall procure and provide a shuttle vehicle, free of charge for the common use by residents / allottees of the Project and the Other Project.* • Man power, Operation and Maintenance of ambulance and shuttle vehicle to be borne by the RWAs*
COMMERCIAL COMPLEX 	<ul style="list-style-type: none"> • A separate commercial complex shall be developed within each District, however, the same shall be sold separately by the Developer and is not part of the current offering

*Conditions apply

DESIGN GUIDELINES TO BE ADHERED FOR CONSTRUCTION ON THE PLOT

1. The Applicant(s) has to follow floor heights as mentioned below which has been envisaged by the architect doing master plan of the site to get certain street elevations/view:
 - a. Stilts height [maximum 2.4m bottom of beam and 2.95m floor to floor height minimum]
 - b. First floor (Floor to floor height) [minimum 2.95 mtr]
 - c. Second floor (Floor to floor height) [minimum 2.95 mtr]
 - d. Third floor (Floor to floor height) [minimum 2.95 mtr]
 - e. Fourth floor (Floor to floor height) [minimum 2.95 mtr]
 - f. Basement (optional)
[section is enclosed]
2. It is mandatory to make stilt with full floor plate in case the Applicant(s) is making independent floors on the Plot. The streets are not designed for parking and are for vehicular and pedestrian movement only. Parking on 09 mtr. right of way is strictly prohibited.
3. In case the Applicant(s) decides to make a villa then the Applicant(s) has to make stilt provision for 2 car parking's minimum. No parking allowed on 09 mtr. right of way.
4. The master plan has been done keeping in the view that building and elevations will be contemporary and modern. The building finishes should be with texture paint over plaster or if using cladding then it should be of pastel color. All the balcony railings should be of glass with either MS or SS. The Applicant(s) undertakes the maintenance and upkeep of the building façade including painting etc.
5. Wet point for washing machine should be provided separately either in toilet or rear balcony only. The residue water has to be connected with sewer line.
6. Outdoor unit for air-conditioners have to be kept on terrace or stilt area. No outdoor unit of the air-conditioner can be affixed on the external façade of the building.
7. The window sizes should to be maximized with larger panel of glass.
8. The Developer shall install smart irrigation system for green areas in the Project, if any.
9. Clothes drying provision should to be kept in rear balcony or rear-side of the terrace.
10. The Applicant(s) shall follow all building bye-laws as prescribed by DTCP/HSVP, Haryana Building Code etc.
11. Further, the Applicant(s) can request the Developer to provide architectural plans, elevations and sections along with structure drawing for typical plots at no charge.
12. The Applicant(s) shall maintain the gate location of the Plot as per the approved zoning plan only.
13. If the Applicant(s) intends to construct the building in a phase-wise manner, then the Applicant(s) shall provide stilt area with one complete floor in first phase.

SECTION



DECLARATION

I/We the above Applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been mis-represented/concealed therefrom. I/We have read and signed all pages of this Application Form including Payment Plan and Design Guidelines and agree to abide by the same.

NAME AND SIGNATURE OF THE APPLICANT(S)		
1.	2.	3.
SIGN. _____	SIGN. _____	SIGN. _____
NAME _____	NAME _____	NAME _____

FOR OFFICE USE ONLY

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

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. In addition to the Total Price, stamp duty Property Registration Facilitation Charges and registration fees/charges etc., on the agreement to sell and conveyance deed shall be borne and paid by the Applicant(s), as applicable.
3. All payments are to be made by demand draft/pay order/cheque only drawn in favour of "**Ridgecraft Homes Pvt. Ltd. - BPTP DISTRICT 1 BLOCK A - Phase II- Escrow Account**", payable at New Delhi.

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT "BPTP DISTRICT 1 BLOCK A', SITUATED AT SECTOR 81, FARIDABAD, 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 Panchkula having registration no. **HRERA-PKL-FBD-159-2019** under the name of '**BPTP DISTRICT 1 BLOCK A**'.
2. The Applicant(s) declare that he/she/they 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 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 have examined the said documents, plans, site map etc., and are fully satisfied in all respects with regard to the rights, title and interest of the owners / 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 his/her/its/their own judgment and investigation while deciding to apply for allotment. 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. [REDACTED]** /- shall always be treated as the booking amount ("**Booking Amount**").
5. The Applicant(s), in addition to the Total Price, shall also be liable to pay to the Developer cost of stamp duty, registration fee and legal charges for the execution and registration of the Agreement and the conveyance deed of the Plot, at the then applicable rates.
6. The Developer assures to hand over possession of the Plot for residential usage on or before **[REDACTED]** 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:
 - 7.1. The Applicant shall comply with all licenses and approvals with respect to the Project;
 - 7.2. 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 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 cost of such maintenance for initial 3 (Three) months (from the date of offer of possession) has been included in the Total Price of the Plot for residential usage.

In case, the association of allottees fails to take possession of the said essential services, then in such a case, the Developer has right to recover such amount as spent on maintaining such

essential services beyond his scope.

9. It shall be an essential condition of allotment that the Plot shall not be used for any purposes other than for residential purposes.
10. 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 Act, the same shall not be charged from the Applicant(s).
11. The Applicant(s) agree 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.
12. The Applicant(s) understands that the Developer shall endeavour to provide an electrical demand load of 5 KW per Plot, the price of which is included in the Total Price. However, if the Applicant(s) wishes to obtain additional load for his/her/their Plot, the same shall be provided (if available) on payment of such additional charges as may be decided by the Developer.
13. 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.
14. All payments by the Applicant(s) shall be made to the Developer through Demand Drafts/Cheques drawn upon scheduled banks in favour of "**Ridgecraft Homes Pvt. Ltd. - BPTP DISTRICT 1 BLOCK A - Phase II- Escrow Account**", payable at New Delhi only. In cases of dishonour of the cheque(s) comprising the Booking Amount / token advances or any other instalment 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 administration charges of Rs. 1,000/- per instance 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.
15. 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.

16. The Applicant(s) undertakes to adhere the Design Guidelines provided in this Application Form for raising the construction on the Plot. Applicant(s) agrees that Design Guidelines provided herein are as per prevailing building bye-laws and shall always be subject to revisions/ changes from time to time as prescribed by competent authority.
17. 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.
18. 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. In the event the Applicant(s) fails to return the duly signed Agreement, then the Developer shall serve a notice to the Applicant(s) for rectifying the default, which if not rectified within sixty (60) days from the date of its receipt by the Applicant(s), application of the Applicant(s) shall be treated as cancelled and all sums deposited by the Applicant(s) in connection therewith shall be returned, without any interest or compensation whatsoever, to the Applicant(s), after forfeiting ten percent of Total Price of the Plot and 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.
19. 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 adjudicating officer appointed under RERA.