

**APPLICATION FORM FOR BOOKING OF RESIDENTIAL PLOT UNDER
DEEN DAYAL JAN AWAS YOJNA
“GALAXY HOMES-2”, SECTOR-33, REWARI-123401 HARYANA**

To,

GALAXY REALCON PRIVATE LIMITED

Corp. Office: C-807, NDM-2, Netaji Subhash Place, Pitampura, Delhi -110034

Dear Sirs,

I/We (“the Applicant”) wish to purchase a residential plot having no..... measuring(as detailed below and hereinafter referred to as the “Unit”) in the residential project “GALAXY HOMES2” situated in Village- Bambar & Sangwari, Sector-33, Rewari, Haryana (hereinafter referred to as the “Project”), developed by M/s GALAXY REALCON PRIVATE LIMITED in collaboration with FRONTERA PROJECTS PRIVATE LIMITED (hereinafter referred to as the “Company”).

That I have fully understood that the project is RERA compliant and duly registered under the Act with HRERA vide Registration No. **HRERA-PKL-RWR-478-2023 dated 19/07/2023.**

I/We have read & agree to abide by the preliminary terms & conditions hereunder with the Application Form and also agree and undertake to sign and execute Agreement and/or any other requisite document(s), as and when desired by the Company, and I/we undertake to abide by the same in its true letter & spirit.

I/we herewith submit a sum of Rs. _____
(Rupees _____ only) vide
Cheque(s) Demand Draft(s)/RTGS/NEFT No. _____ dated _____ drawn on
_____ bank towards registration amount of the Unit. I/We undertake to pay the balance payment with in
_____ days from the date of application.

Note: This Application Form must be completed in full in BLOCK LETTERS. Application form, which is not completed in every respect, as given herein below is liable to be rejected. Application form with any cutting /overwriting, not authenticated properly by the Applicant(s) is liable for rejection. And in that event, the Applicant(s) will be eligible for refund of principal amount only, without any interest.

Signature of Applicant(s)

My/our particulars are provided hereunder: -

1. First / Sole Applicant: Mr./Mrs./Ms/M/s _____

Through (if applicable) Mr./Ms. _____

Father's/Husband's Name _____

Date of Birth: _____ Profession: _____

Address (O): _____

Address ®: _____

Affix
Latest Passport
Size
Photograph

Preferred address for communication _____

Telephone (O): _____ (R) _____ Mobile _____

Income Tax Permanent Account Number: _____

Passport / Aadhaar No. (if any) _____

E-mail ID: _____ Fax : _____

Name of the Bank with Branch: _____ Account No. _____

Residential Status: Resident Indian Non-Resident Indian Person of Indian origin

2. Second Applicant: Mr./Mrs./Ms/M/s _____

Through (if applicable) Mr./Ms. _____

Father's/Husband's Name _____

Date of Birth: _____ Profession: _____

Address (O): _____

Address ®: _____

Affix
Latest Passport
Size
Photograph

Preferred address for communication _____

Telephone (O): _____ (R) _____ Mobile _____

Income Tax Permanent Account Number: _____

Passport / Aadhaar No. (if any) _____

E-mail ID: _____ Fax : _____

Name of the Bank with Branch: _____ Account No. _____

Residential Status: Resident Indian Non-Resident Indian Person of Indian origin

Note: In case of more than two joint applicants, similar details of all the remaining Applicants to be attached.

Signature of Applicant(s)

PARTICULARS OF BOOKING

1. (A) Details of Unit Applied for:

- (i) Unit No. _____
- (ii) Area _____ square meter (approx.) or corresponding equivalent _____ square yards;
- (iii) **Cost:**
 - a. Sale Price: Rs. /- (Rupees only) per square yard;
 - Cost of Plot : Rs.....

Note: The Booking Amount shall constitute 10% of the total sale price of the Unit and any statutory levies, taxes, assessments, Development charges, or any other charges as applicable on the UNIT. Stamp Duty, Registration Charges, etc. whether levied by the Central / State Government in present or in future shall be over and above the said Cost which shall be borne and paid by the Applicant(s) separately, as and when demanded by the Company.

(B) Payment Plan:

- Booking Amount : @ 10% of Cost of Plot at the time of application
- Balance 90% Payment : within days of application

* I/We have accepted the Cost as above [signature of Applicant(s)]

2. Particulars of the Agent / Dealer, if any

Name: _____

Address: _____

Income Tax Permanent Account Number: _____ Passport / Aadhaar No. (if any) _____

E-mail ID: _____ Fax : _____ Telephone (O): _____ Mobile _____

3. This Applications, for purchase of the Unit and its usage shall be governed by the terms, agreement and applicable Acts / laws / rules /regulation/ policies of Government of India and of Government of Haryana.

Signature of Applicant(s)

I/We the above Applicant(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. Allotment against this application is subject to the terms and conditions attached to this application form and that of the allotment letter/ agreement, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir(s), successor(s) and nominee(s)/assignee(s). I/ We undertake to inform the Company of any change in my/ our address or in any other particular/ information given above, till the booked property is registered in my/ our name(s) failing which the particulars shall be deemed to be correct and the documents/ letters sent at the recorded address by the Company shall be deemed to have been received by me/ us.

Note:

- (I) All cheques / Demand Drafts to be made in favour of "M/s GALAXY REALCON PRIVATE LIMITED" payable at New Delhi.
- (II) Persons signing the Application Form on behalf of other person/ firm/ company shall file proper Authorization / Power of Attorney.

1. _____

1. _____

2. _____

2. _____

Name of Applicant(s)

Signature of Applicant(s)

Witnesses: 1. _____

2. _____

Place: _____

Date: _____

DOCUMENTS REQUIRED (CHECK LIST)

- A. Application Amount in form of Cheques / Demand Drafts;
- B. Customer Signature on all pages of the Application Form;
- C. Self-Attested Copy of PAN CARD/ Form 60, Address and ID proof; Aadhar Card
- D. For Companies: Self-Attested Memorandum & Articles of Association, Board Resolution, duly certified list of Directors;
- E. For Partnership Firm: Authority Letter duly signed by all the Partners along with certified true copy of the Partnership Deed;
- F. For NRI: Copy of Passport & Payment through NRE/NRO Account;
- G. For PIO: Copy of Passport, Overseas Citizen of India Card & Payment through NRE/NRO Account;
- H. Signed copy of Price List cum Payment Plan.

Signature of Applicant(s)

FOR OFFICE USE ONLY

1. Application: Accepted [] Rejected []

Reason for Rejection: _____

2. Details of Unit Applied:

(i) Unit No. _____

(ii) Area _____ square meter (approx) or corresponding equivalent _____ square yard;

3. Cost:

a. Total Sale Price : Rs. _____/- (Rupees _____ only) per square yard;

Note: The Booking Amount shall constitute 10% of the total sale price of the Unit and Goods And Services Tax (GST) or any impositions/tax/charges as may be applicable/levied, or any statutory levies, taxes, assessments, development charges, or any other charges as applicable on the UNIT, stamp duty, registration charges, etc. whether levied in present or in future shall be over and above the said Cost which shall be borne and paid by the Applicant(s) separately, as and when demanded by the Company.

4. **Amount Received at the time of application is**

Rs......(Rupees.....

.....Only) vide Bank Draft/Cheque No/RTGS/NEFT No.

..... Dated Drawn on Bank Payable at New Delhi/Gurugram

..... Vide our Receipt No.Date.....

5. Mode of Booking: Direct [] Agent []

Agent Name and Stamp:

Remarks.....

Date:

Authorized Signatory:

Place:

Name:

Designation:

BASIC TERMS & CONDITIONS FOR ALLOTMENT

1. These are the preliminary Terms and Conditions governing the Provisional Allotment of the Said Unit by the Company to the Applicant(s). The allotment of the Unit shall be subject to availability and at the discretion of the Company. Further it is made clear to the applicant that at the time of final allotment the allotment letter shall be issued having final terms and conditions in accordance with the section 13 of RERA Act, 2016.
2. The Provisional Allotment of the said Unit on the basis of application is entirely at the discretion of the Company and the Company has right to reject any application without assigning any reason thereof. This Application is provisional and allotment shall be confirmed only upon signing of Agreement accepting the terms thereof, which are preliminarily reproduced herein.
3. The Applicant(s) has/have applied for allotment of a Unit with the full knowledge and subject to all the laws/notifications and rules applicable to the Project in general which have also been explained by the Company and understood by the Applicant(s).
4. The Applicant(s) has/have fully satisfied himself/herself/themselves about the interest and the nature of rights, title, interest of the Company in the Project Land and has/have understood the obligations in respect thereof, which is being developed by the Company in collaboration with land owing companies as per the prevailing provisions of Haryana Development of Regulations of Urban Areas Act, 1975 and Rules there under and has further understood all limitations and obligations in respect thereof. The applicant(s) further agrees to abide by the terms & conditions of all permissions, sanctions, directions etc. issued/to be issued time to time in future by Town and Country Planning Department, Haryana or any other concerned Authority.
5. The Applicant(s) has/have seen / read and accepted the lay out plans, zoning plans, building plans designs, specifications and agrees that the said project has been developed and completed in accordance with the plans, specifications and amenities as approved by the competent authorities from time to time.
6. The Applicant(s) agree(s) to pay the total price of the unit as per the Payment Plan. Timely payment of installments shall be the essence of the provisional/final allotment. It shall be obligatory on the Applicant(s) to comply with the terms of payment and other terms and conditions of allotment, failing which the Applicant(s) shall have to pay interest in accordance with the Rule 15 of the HRERA Rules, 2017 i.e. State Bank of India highest marginal cost of lending rates plus 2 % till 60 days of delayed payment, and if the delay continues the Company reserves its right to cancel the allotment / booking and forfeit the Booking Amount and interest accrued on delayed payments.
7. The Applicant(s) shall not be entitled to get the name of his/her/their nominee(s)/assignee(s) substituted in his/her/their place without the prior approval of the Company, who may, in its sole discretion, permit the same on such terms as it may deem fit and legally permissible with substitution charges, as levied and communicated by the Company.
8. The Applicant(s), having NRI/PIO status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, and /or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the booking/allotment/ application shall stand cancelled forthwith. The Applicant(s) agrees that the Company will not be liable in any manner on such account.
9. In loan cases, if there will be any default of dues of the financial institution/agency by the Applicant(s), the Applicant(s) authorize the company to cancel the booking/allotment of the said unit and pay the amount received till that date after deduction of Earnest Money and interest accrued on delayed payments directly to financing/institution agency on receipt of such request from financial institution/agency under intimation to Applicant(s).

Signature of Applicant(s)

10. In the event of cancellation of the Unit for delay in payment or due to default on part of Applicant(s) in compliance of the terms and conditions contained herein, the refund of deposited amount shall be made by the Company to the Applicant(s) after deduction of Earnest Money and adjustment of interest accrued on delayed payments, if any, within a period of 180 days from fresh sales & realization of money from the new customer.
11. The Applicant(s) agree(s) to reimburse to the Company and to pay on demand all applicable charges, taxes, levies or assessments, whether levied or leviable in future, on the Unit from the date of allotment.
12. The Sale Deed/Conveyance Deed shall be executed and got registered in favour of the Applicant(s) after receipt of entire dues / payment / consideration from the Applicant(s). The cost of stamp duty and registration/mutation, documentation charges etc. as applicable will be extra and shall be borne by the Applicant(s). The Applicant(s) shall pay, as and when demanded by the Company, Stamp Duty and Registration Charges/Mutation Charges and all other incidental and Legal Expenses for execution and registration of conveyance / sale deed / Mutation of the Unit in favour of the Applicant(s).
13. Anything being not covered/clarified herein, it is agreed by the applicant that reference shall be made to the detailed terms of the Agreement, which the applicant has to execute to confirm his/her allotment.
14. The Applicant(s) undertakes to abide by all the laws, rules and regulations or any law as may be made applicable to the said Project /Unit and the Applicant(s) shall not use the Unit for any activity other than the use specified for.
15. The Unit is part of the integrated residential township projects as approved by the Government of Haryana under the laws / Policy of Government of Haryana and is being allotted by the Company with the belief that all the rules and policies as laid down by the Government have been complied with. In case however, at subsequent stage if the status of the Project is adversely affected by any action, directions or the orders of the Government/Court which may also adversely affect the title of Project / Unit, such circumstances shall constitute force majeure circumstances/unforeseen circumstances and in that circumstances the Company shall not be liable to pay for any damages or interest to the Applicant(s).
16. In consequence of the Company abandoning the scheme due to any reason whatsoever, the company's liability shall be limited to the refund of the amount paid by the Applicant(s) without any interest or compensation whatsoever.

I/we have fully read and understood the above-mentioned terms and conditions and agree to abide by.

1. _____

1. _____

2. _____

Name of Applicant(s)

2. _____

Signature of Applicant(s)

Witnesses:

1. _____

2. _____

Place: _____

Date: _____

