



# Application Form

**12 ACRES PLOTTED DEVELOPMENT  
IN SOUTH OF GURUGRAM**



To,

**Rambha Construction Private Limited**

504, DLF City Court,

M.G Road, Gurugram, Haryana

**SUBJECT:** Application for purchasing a residential plot in "**Corona Greens**" project being developed under the affordable plotted housing colony under Deen Dayal Jan Awas Yojna ("DDJAY") situated in Sec-5, Village Sohna, District- Gurugram, Haryana.

Dear Sir,

I/ We (hereinafter also referred to as the "**Applicant**") are aware that Rambha Construction Private Limited ("**Promoter**") is developing a residential plotted housing project "**Corona Greens**" at Sector-05, Village Sohna , District Gurugram, Haryana under the Affordable Plotted Housing Policy Deen Dayal Jan Awas Yojna ("**DDJAY**") prescribed by the Government of Haryana .

After reviewing the DDJAY policy and confirming our eligibility under the said policy, I/ We wish to apply for a residential plot in "**Corona Greens**" ("**Project**") being developed at Sector 05, Village Sohna, District Sohna, Haryana ("**Application for Booking**") on the following indicative terms and conditions mentioned herein ("**Terms and Conditions**") and the tentative size and payment plan opted by me/ us as per details mentioned in **Annexure A** (hereinafter the said "**Plot**"):

I/We understand and agree that this Application for Booking is subject to, inter alia the following Terms and Conditions and the terms and conditions of the agreement for sale of plot will be executed in due course. I/We agree and undertake to abide by all these terms, conditions and obligations including terms set out in the Agreement.

# APPLICANT DETAILS

My / Our Particulars are as under1:

## 1. SOLE/ FIRST APPLICANT

Mr./ Mrs./ Ms. \_\_\_\_\_

S/W/D of \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Nationality: \_\_\_\_\_

PAN: \_\_\_\_\_ Adhar No. \_\_\_\_\_

Email \_\_\_\_\_

Tel. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ PIN \_\_\_\_\_

Correspondence Address (if different from Permanent Address): \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ PIN \_\_\_\_\_

## 2. Second Applicant/ Joint Applicant (if applicable)

Mr./ Mrs./ Ms. \_\_\_\_\_

S/W/D of \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Nationality: \_\_\_\_\_

PAN: \_\_\_\_\_ Adhar No. \_\_\_\_\_

Email \_\_\_\_\_

Tel. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ PIN \_\_\_\_\_

Correspondence Address (if different from Permanent Address): \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ PIN \_\_\_\_\_

## 3. Third Applicant/ Joint Applicant (if applicable)

Mr./ Mrs./ Ms. \_\_\_\_\_

S/W/D of \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Nationality: \_\_\_\_\_

PAN: \_\_\_\_\_ Adhar No. \_\_\_\_\_

Email \_\_\_\_\_

Tel. No. \_\_\_\_\_ Mobile No. \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ PIN \_\_\_\_\_

Correspondence Address (if different from Permanent Address): \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ PIN \_\_\_\_\_

## **Terms and conditions for allotment of a residential plot**

1. I/We have applied for the allotment of a plot in the Project under DDJAY, being developed by the Promoter as per license no. 101 of 2019 dated 5<sup>th</sup> September, 2019 issued by the Director, Town & Country Planning, Haryana on a parcel of land admeasuring 12.1125 acres and the certificate issued by the Haryana Real Estate Regulatory Authority towards registering the said project as a 'Real Estate Project' vide registration no. 01 of 2020 dated 01-01-2020
2. I/We represent, warrant, covenant and undertake that I/We fully meet all eligibility criteria prescribed under the DDJAY policy and undertakes to abide by all terms and conditions applicable to the allotment and purchase of the said Plot as prescribed under applicable laws, rules, notifications etc. issued by the government of Haryana from time to time.
3. I/We have clearly understood that submission of this signed Application for Booking and payment by me/us of the Booking Amount shall not constitute an agreement to sell and/or a right to allotment of the Plot nor shall it create or result in any obligations on the Promoter towards me/us. I/We are aware that this Application for Booking is a mere request for the allotment of a Plot in the Project and the same may be allotted subject to compliance with the requirements prescribed by the competent authority as per the DDJAY policy and HRERA Rules.
4. I/We understand that the application for allotment of the Plot is being made at my/our own risk, as it is not possible for the Promoter to scrutinize the application at the time of acceptance of the application form and which shall be scrutinized by the Promoter at a subsequent stage in accordance with the parameters prescribed under applicable laws.
5. I/We acknowledge that if this Application for Booking is accepted then the allotment of plot shall be made through first come first serve basis.
6. I/We agree that for getting any refund, I/We have to clearly mention my/our bank account details in the Application for Booking. In case the application is in joint name, refund will be made in the name of the First Applicant only and therefore, bank account number of the First Applicant should be given. This account number and bank particular will be printed on cheque, hence applicant should carefully fill these particulars in the application form. In case the application fee has been paid from the account of the firm/company etc. of the Applicant(s) still for the purpose of refund, the Applicant's bank details have to be provided as the same would be printed on refund cheque and in case of mismatch of account number and payee's name, the bank would not clear the instrument.
7. I/We understand that for refund in case of surrender/cancellation of allotment, following documents are to be submitted: (a) Original allotment-cum-demand letter issued by the Promoter in respect of allotted Plot; (b) Proof of residence in case there is change of address as given in the application form; and (c) Photocopy of passbook or bank Manager's/In charge's certificate in case there is change in bank particulars from that given in the application form.

## **8. Possession of plots**

- (a) I/We shall take possession of the Plot within a period of 30 (thirty) days from the date of intimation in writing by the Promoter in compliance with the terms of the agreement. The Promoter shall not be responsible for any loss or damage or trespassing after handover of physical possession of the Plot.
- (b) From the date of grant of completion/part completion certificate, the maintenance works and services in relation to the common areas and facilities of the Project shall be provided by the Promoter subject to payment of maintenance, security, holding, street lighting, common facilities etc. through itself or its appointed maintenance agency, till formation of association of allottees under the applicable laws. I/We shall pay water and electricity consumption charges as per actuals and/or pro rata consumption. All internal maintenance of respective



plots and building constructed thereon shall be my/our sole responsibility only and the Promoter shall not be responsible for any internal maintenance in any circumstances.

- (c) I/ We undertake to become member of the association of plot owners that shall be formed under the provisions of applicable laws and HRERA rules and undertake all necessary steps and do all such acts and deeds including executing necessary documents, declarations, undertakings, deeds etc. as and when required by the Promoter to do so.
- (d) I/ We agree that in the event my/ our Application for Booking is accepted by the promoter, I/We shall deposit the amount as per payment plan on or before the due date for payment. Any delay or default in payment of such amounts shall invite interest at the rates set out in HRERA Rules.

## **9. Services and related conditions –**

- (a) The Promoter will be laying internal services in the colony, viz. water lines, electrical lines, sewerage lines etc. I/We shall, after making payment of due charges, as may be prescribed, will get temporary connection for construction purposes, to the extent permitted under applicable laws. After completion of construction over the said Plot, connections to main lines of these services shall be provided at the time of occupancy.
- (b) I/We acknowledge and undertake not to make any sort of tapping/ tempering or unauthorized connections to these services and connections would be made by the authorized/nominated persons/agencies only. In case any sort of unauthorized tapping/ tempering/unauthorized connections is detected, the Applicant shall be liable for payment of penalty as assessed solely by the Promoter.
- (c) I/We have no objection to common services such as sewerage, storm water drainage water connection, power supply etc. passing through or under the Plot.
- (d) I/We shall plan, use, distribute and maintain electrical load in conformity with the electrical systems installed and not commit any act of omission or commission which is likely to cause any seepage/leakage/pollution to the water and sewage lines passing along/near to his/ her Plot. The non-observance of the provisions of this Clause shall entitle the Promoter or the maintenance agency to enter the said plot and if necessary, rectify or remove all nonconforming fitting/ fixtures at my/our cost and expense.

## **10. Misuse of Plots -**

- (a) I/We agree that the said Plot shall be used only for residential purposes and shall not be put to any other use. I/We agree that the Plot cannot be joined or consolidated or subdivided or amalgamated with any other plot under the said Policy as clubbing of residential plots or of two adjoining plots under same ownership is not be permitted under the DDJAY Policy.
- (b) I/We shall carry out construction over the said Plot in accordance with applicable laws and shall complete the construction works within the period specified under the building plan approvals issued under applicable laws.
- (c) I/We agree that I/We are not entitled to sell or transfer the Plot without execution of the Agreement or in breach of requirements prescribed under applicable laws. In the event, I / We obtain any bank loan or financing facility, no transfer of the Plot shall be made without obtaining clearance from bank.

## **11. Post allotment covenants -**

- (a) In case my/our Application for Booking of the said Plot is accepted and the Promoter makes an allotment, then I/We undertake to execute all documents/agreements, including but not limited to the Agreement, as per the Promoter's format and agree to accept and abide by all the terms and conditions therein and pay all charges as applicable therein and/or as demanded by the Promoter in due course.

- (b) I/We shall, before taking possession of the said Plot, clear all dues towards the Plot and have the conveyance deed for the said Plot executed after paying registration fee and other charges, duties, cess and expenses as set out in the Agreement. I/We agree to pay, as and when demanded by the Promoter, all charges, taxes, cess and other incidental and legal expenses for execution and registration of Conveyance Deed of the said Plot which shall be executed and registered by the Promoter after having received the total cost of the Plot and other dues as specified in the Agreement and within the time period specified under the Agreement. The Promoter shall not be under an obligation to execute the conveyance deed in case I/We fail to deposit the outstanding dues, taxes, cess, GST, stamp duty, registration charges etc., as applicable.

## **12. Other conditions:**

- (a) DDJAY policy can be accessed on the website of the Haryana Government's Department of Town & Country Planning. I/We have reviewed the said policy and I/We are aware of all conditions and restrictions stated therein.
- (b) Project details can be accessed on HRERA Website.
- (c) PMAY - The Applicant shall have the option to avail benefits of the Pradhan Mantri Awas Yojna and construct independent floors over the said Plot under architectural controls and uniform symmetric design, elevation & construction parameters by maintaining uniform external façade and colour scheme as may be approved by the Promoter. As per the DDJAY, the applicant can construct independent floor and stilt parking and disposing off such independent floors.
- (d) I/We have fully satisfied myself/ourselves about the right, title and interest of the Promoter with respect to the said land on which the Project is to be developed as well as the approvals granted for the Project and the competency of the Promoter and its associate/group companies to develop and sell the Plot.
- (e) I/We acknowledge and declare that we have visited the location where the Project is proposed to be developed and are satisfied with the location of the Project.
- (f) I/We confirm(s) that I/We has/have applied for allotment of a residential Plot after giving careful consideration to all the facts, these Terms and Conditions with full knowledge of all the laws/notification and rules applicable to the area in general and to the said land in particular which have also been explained by the Promoter in response to the queries raised and clarifications sought and replies given by the Promoter and understood by the Applicant(s). I/We have relied solely on my/our own judgment in deciding to make the present Application for Booking the prospective purchase of the aforesaid Plot and have not relied upon and nor been influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, or any other information except what is stated specifically in this Application for Booking.
- (g) I/We has/have considered all the terms and condition as set out in this Application and consulted my/our lawyers. I/We has/have confirmed that in his / their opinion the terms and conditions set out this Application and the Agreement are fair and reasonable and in compliance with applicable laws including DDJAY, RERA Act and RERA Rules and that the Applicant(s) would like to proceed to execute this Application without any reservations.
- (h) I/We confirm that the information supplied/furnished by me/us in or pursuant to this Application for Booking is correct and all documents supplied for obtaining the allotment are authentic and genuine. In case any information given or documents supplied, or representation made by me/us for obtaining the allotment is found to be false including quoting incorrect personal details or suppressing any material fact at any time whatsoever, the Promoter shall be entitled to forthwith reject/cancel the allotment if made in my/

our favour and forfeit the application fee. In such an event, I/We shall be left with no rights, title or interest of any nature in the said Plot and/or the Project and/or against the Promoter or any of its directors and the Promoter shall be competent to use, utilize, and deal with the aforesaid Plot without any hindrance or obstruction from me/us. I/We agree to keep the Promoter and its associates indemnified and harmless against any loss or damages that the Promoter and its associates may suffer as a result of non-observance or non-performance of the covenants.

- (i) I/We confirm that all correspondence to me/us should be made in the name of the First Applicant at the address given above and any notices /letters sent by the Promoter to the above address shall be valid intimation to me/us regarding the contents therein. Further, I/ We shall get registered my/our communication address and email address with the Promoter at the time of submitting this Application for Booking and be solely responsible to inform the Promoter about any subsequent changes to such communication address, failing which all communications/letters shall continue to be delivered at the first registered e-mail address/postal address and will be deemed to have been received by me/us.
- (j) In the event my/our Application for Booking of the said Plot is accepted and the Promoter makes an allotment to me/us, then, subject to I/We paying the Total Price in compliance with the Payment Plan opted by I/We, strictly on time or as demanded by the Promoter without any delays, I/We understand that, subject to force majeure, court injunction, civil commotion, war, terrorist action, earth quake, act of God or delay in grant of completion/ part completion certificate or delay in providing basic infrastructure facilities, the Promoter will offer for handover of the possession of the Plot within the validity of the HRERA registration and DTCP license. If the Promoter fails to offer for handover the possession of the Plot within such period, I will be entitled to such rights as mentioned in the Agreement.

I/ We am/ are enclosing herewith Cheque/ Draft/ Pay order no. \_\_\_\_\_ dated \_\_\_\_\_ for Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) drawn on \_\_\_\_\_ in favour of "**RAMBHA CONSTRUCTION PVT. LTD.**" payable at Gurugram being equivalent to 10% (ten percent) of the total price of the Plot, which may please be treated as the booking amount for the said Plot ("**Booking Amount**").

#### **DECLARATION:**

I/We the Applicant, hereby confirm and declare that I/We have fully read and understood the above mentioned terms and conditions and the terms of the enclose Agreement and agree to abide by the same. I/We agree that the particulars provided by me/us are true to my/our knowledge and correct to the best of my/our belief. No part of it is false and nothing material has been concealed or withheld by me/us therefrom. I/We are aware that the terms and conditions given above are indicative in nature to acquaint me/us with the terms and conditions as comprehensively set out in the Agreement and is based upon approved as per model rules as notified by HRERA which shall, to the extent of any inconsistency supersede the terms and conditions set out in this application.

**Yours faithfully,**

Signature:  
Sole/First Applicant

Signature:  
Second Applicant

Signature:  
Third Applicant

**ANNEXURE-A**  
**PROVISIONAL DETAILS OF PLOT**

(1) Plot No. \_\_\_\_\_ (2) Block \_\_\_\_\_ (3) Area \_\_\_\_\_ SquareYards

**PAYMENT PLAN:** (Please tick appropriate one)

**Down Payment Plan[ ]DevelopmentLinked Plan[ ]**

**Details of Charges:**

1. Basic Sale Price (BSP) : Rs. \_\_\_\_\_
2. Preferred Location Charges (PLC) if any, : As Applicable
3. External Development Charges (EDC) &  
Internal Development Charges (IDC) : Rs. 3250/- per Sq. Yd.
4. Electrical & Water Infra. Charges : Rs. \_\_\_\_\_
5. Interest Free Maintenance Security Deposit : Rs. 150/- per Sq. Yd.
6. Registration, Stamp Duty related extra to be paid as per actuals.

**ANNEXURE-B**  
**Down Payment Plan**

S. No	STAGE OF PAYMENT	PERCENTAGE
1	Booking Amount	10% BSP
2	Within 30 Days of Booking	80% of BSP+ EDC & IDC
3	On offer of Possession	10% of BSP+IFMS+ Possession Related Charges

**Development Linked Installment Plan**

S. No	STAGE OF PAYMENT	PERCENTAGE
1	Booking Amount (Agreement to Sell to be signed at this stage)	10% of BSP
2	On Commencement of leveling work	15% of BSP
3	On Commencement of Sewage Line work	15% of BSP
4	On Commencement of Storm Water Line work	10% of BSP+ 50% of EDC & IDC
5	On Commencement of Water Line workfor plots	10% of BSP+ 50% of EDC & IDC
6	On Commencement of Internal roads	15% of BSP
7	On Commencement of Street Pole work in the project	15% of BSP
8	On offer of Possession	10% of BSP+IFMS+ Possession related charges

\_\_\_\_\_  
**Sole/First Applicant**

\_\_\_\_\_  
**Second Applicant**

\_\_\_\_\_  
**Third Applicant**



## FOR SALES OFFICE USE ONLY

1. Application received by \_\_\_\_\_ Designation \_\_\_\_\_ on \_\_\_\_\_ (date)

2. Documents: Complete/Incomplete. (To be completed by \_\_\_\_\_ (date)

3. Application \_\_\_\_\_ (Accepted / Rejected)

### 4. Details of Plot proposed to be allotted:

(a) Plot No. \_\_\_\_\_

(b) Type \_\_\_\_\_

(c) Area \_\_\_\_\_ sq. yards. (approx)

### 5. PAYMENT PLAN: (Please tick appropriate)

Down Payment Plan [ ] Construction Linked Plan [ ]

### 6. AMOUNT PAYABLE/RATE APPLICABLE

(i) Basic Sale Price (BSP): Rs. [\_\_\_\_\_]

(ii) [\_\_\_\_\_]: equivalent to [\_\_\_\_\_] % of the Total Price per preferential location

(iii) Other charges, as applicable: [\_\_\_\_\_]

(iv) Other charges, as applicable: [\_\_\_\_\_]

(v) Other charges, as applicable: [\_\_\_\_\_]

7. Allied charges as per the terms and conditions of the Application for Booking/ Agreement as applicable

8. Mode of Booking:

(i) Direct \_\_\_\_\_ (Ref. if any) \_\_\_\_\_

(ii) Channel Partner Name:

9. Payment received vide cheque/ DD/ No. \_\_\_\_\_ dated \_\_\_\_\_ or through direct transfer in the bank account no. \_\_\_\_\_ with \_\_\_\_\_ Bank \_\_\_\_\_ Branch on \_\_\_\_\_.

(Authorized Signatory)



**RAMBHA CONSTRUCTION PVT. LTD.**

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