



PHASE 1 OF INDIA PROJECT
SEC-88A, DWARKA EXPRESSWAY, GURUGRAM

APPLICATION FORM

**INDIA RASHTRA
SECTOR – 88A, DWARKA EXPRESSWAY, GURUGRAM**

APPLICATION FORM

**APPLICATION FORM FOR BOOKING/ALLOTMENT OF RESIDENTIAL PLOTS AT, SECTOR 88A,
DWARKA EXPRESSWAY, GURUGRAM, HARYANA CAPTIONED INDIA RASHTRA**

Application No.: _____

Date: _____

**NEXT GENERATION PROJECTS PVT LTD
W4D, 204/5, KESHAV KUNJ,
CARIAPPA MARG, NEW DELHI**

The Applicant(s) requests NEXT GENERATION PROJECTS PVT LTD. ("Promoter") for provisional allotment of a commercial plot having area admeasuring [] square meters (sq. yards) and will a pre assigned FAR OF -----square meters ("Plot") in the commercial colony project under the name and style of 'INDIA RASHTRA' ("Project") being developed by the Promoter over the land admeasuring 10.01875 acres situated at Sector 88A, Dwarka Expressway, Gurugram, 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.

- I. 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

☐

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, being up to 10% (ten percent) of the Total Price, in favour of the Promoter payable towards the booking amount of the Plot, or 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) in lieu of purchase of the said Plot, in accordance with the terms of the Agreement to Sell/ Plot Buyer Agreement proposed to be executed between the Applicant (s) and the Promoter ("Plot Buyer Agreement").

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3. The Applicant(s) confirm(s) that he/ she/ it/ they has/ have read and understood the Plot Buyer Agreement containing the detailed terms and conditions and in addition, the Applicant(s) further confirm(s) to have fully understood the terms and conditions of the Plot Buyer Agreement (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 Plot Buyer Agreement 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 Plot Buyer Agreement in entirety and to abide by the terms and conditions of the Plot Buyer Agreement.
4. The Applicant(s) clearly understands and acknowledges that this application does not constitute an Agreement to Sell/ Plot Buyer Agreement 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 Plot Buyer Agreement 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 Plot Buyer Agreement with all True Disclosures and the Schedules and the payments due as stipulated in the Payment Plan (Annexure C) hereunder and the Plot Buyer Agreement, within a period of 30 (thirty) days from the date of receipt of the Plot Buyer Agreement by the Applicant(s) and secondly, the Applicant (s) appears and present before the concerned Sub- Registrar at Gurgaon for registration of the said Plot Buyer Agreement, as and when intimated by the Promoter.
5. If, however, the Applicant(s) fail(s) to execute and deliver to the Promoter, the Plot Buyer Agreement within [] ([]) days from the date of its receipt by the Applicant(s) and/ or appear before the Sub-Registrar at Gurgaon 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 and sell to plot to the next applicant without further intimation and claim whatsoever.
6. 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

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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.

7. The Applicant(s) have clearly understood that the Plot Buyer Agreement 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 may 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:

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 Plot Buyer Agreement. 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 Plot Buyer Agreement 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 with respect to project separately phase wise development of larger project by the name of India Project wherein the plotted / NILP licenses will be migrated into Mix land use TOD and TDR based Project and the rights of the applicant(s) / intending allottee(s) are predefined and pre assigned with fix plot size, pre-defined dimensions and FAR as per approved layout plan of DTCP 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 Plot Buyer Agreement. The Applicant(s) confirm(s) and acknowledge(s) that he/ she/ 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

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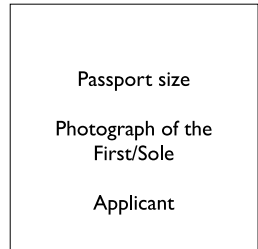
JOINT/CO- APPLICANT

ANNEXURE A

My/Our particulars are given below for your reference and record

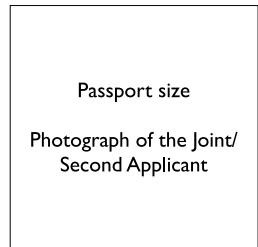
I. SOLE OR FIRST APPLICANT(S)

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 _____



2. JOINT OR 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 _____



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JOINT/CO- APPLICANT

ANNEXURE A

3. THIRD APPLICANT(S)

Title: Mr./ Ms./ Mrs.	_____	Passport size Photograph of the Third Applicant
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	_____

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)

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ANNEXURE-B

DESCRIPTION OF THE PLOT

Area. _____ sq.mtrs. (_____sq.yards),

Block _____

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ANNEXURE-C

PAYMENT PLAN

Down Payment Plan

PARTICULARS	PERCENTAGE
At the time of Application for Booking	10 % of Total Price
On execution of ATS/Within 60 days of booking	70% of Total Price
On Offer of Possession	20% of Total Price + Stamp Duty & Registration Charges

Development Linked Payment Plan

PARTICULARS	PERCENTAGE
At the time of Application for Booking	10% of Total Price
On execution of ATS/Within 60 days of booking	15% of Total Price
Upon commencement of Demarcation*	15% of Total Price
Upon commencement of Earth Work*	15% of Total Price
Upon commencement of laying of Services*	15% of Total Price
Upon commencement of laying of Internal Roads*	15% of Total Price
Upon commencement of erection of Electrical Poles*	10% of Total Price
On Offer of Possession	5% of Total Price + Other Charges + Stamp Duty & Registration Charges

* The construction milestones mentioned in the payment plan are interchangeable

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ANNEXURE-D

DETAILS OF TOTAL PRICE AND OTHER CHARGES

PARTICULARS	AMT	GST	TOTAL
Basic Sale Price (BSP) including EDC/IDC			
Preferential Location Charges (if applicable)			
Applicable Taxes:			
Total Price (In Rs.)			
OTHER CHARGES (In Rs.)			

PARTICULARS	AMT	GST	TOTAL
ECC Charges			
Individual Electricity Meter Charges (if any)			
Water Connection Charges to the Plot			
Sewerage Connection Charges to the Plot			
Stamp duty and Registration Charges for this Agreement and Conveyance Deed			
Legal documentation charges			
OneyearAdvance Maintenance Charges			
IFMSD			
BOCW Charges (if any)			
Sinking Fund (if any)			
Any additional Charges			
Total Others 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 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 Plot Buyer Agreement.

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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)

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

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Rejected

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ANNEXURE E

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.

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- 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.

EXPERIENCE CENTER: Sector 88A, Dwarka Expressway, Gurugram -122505
CORPORATE OFFICE: Next Generation Projects Pvt Ltd., W4D-204/5, Keshav Kunj,
Western Avenue, Cariappa Marg, Western Avenue, Sainik Farms, New Delhi-110062
M: 9289221405 | Website: www.indiarashtra.com

HARERA registration No. – RC/REP/HARERA/GGM/631/363/2022/106 dated 21.11.2022 | WWW.HARYANARERA.GOV.IN | Promoter- M/s Next Generation Projects Pvt Ltd
DISCLAIMER: India Rashtra is the plotted phased development with assigned FAR as per the approved layout of DTCP under NILP licence. This project is part of larger mixed land used TOD and TDR project on Dwarka Expressway. Services may be integrated in the combination of future phases. Buyer is made well aware that Developer reserves it's rights to migrate any unlaunched / future development/ UD phases of the project into TOD Mixed Land Use license.