

## APPLICATION FORM

(Please fill in BLOCK LETTERS only)

I/we would like to book a Residential/Commercial Unit/Apartment in your Project namely \_\_\_\_\_ (WBREERA No. \_\_\_\_\_).

**ALLOTTEE DETAILS** -  Individual  Joint Allottee  Other Entity

<p>1<sup>st</sup> Allottee</p> <div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>Affix Passport Size Photograph</p> </div>	<p>Name: _____  <div style="display: flex; justify-content: space-between; font-size: small;"> <span>First Name</span> <span>Middle Name</span> <span>Last Name</span> </div> </p> <p>Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female</p> <p>Name of Father/Husband/Mother:          _____</p> <p>Whether <input type="checkbox"/> Resident of India <input type="checkbox"/> Non-Resident Indian <input type="checkbox"/> Foreign National of Indian Origin</p> <p><input type="checkbox"/> PAN: _____  <input type="checkbox"/> Aadhaar No.: _____  <input type="checkbox"/> OCI: _____ (only if NRI/Foreign National of Indian Origin)</p> <p>Occupation - <input type="checkbox"/> Business <input type="checkbox"/> Service <input type="checkbox"/> Professional <input type="checkbox"/> Housewife <input type="checkbox"/> Student          Others: Please specify          _____</p> <p>Name of Organization/Sector and Designation:          _____          _____</p> <p>Date of Birth: _____ Date of Anniversary: _____</p> <p>Present Address:          _____          _____          _____          _____ Post Office: _____,          Police Station: _____, District: _____, State: _____,          _____, Country: _____, Pincode: _____</p> <p>Permanent Address:</p>
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	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____ Post Office: _____,</p> <p>Police Station: _____, District: _____, State:</p> <p>_____, Country: _____, Pincode: _____</p> <p>Telephone No. (Office): _____</p> <p>Telephone No. (Residence): _____</p> <p>Mobile: _____</p> <p>WhatsApp: _____</p> <p>Email ID: _____</p>
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<p>2<sup>nd</sup> Allottee</p>	<p>Name:</p> <p>_____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; text-align: center;">First Name</td> <td style="width: 33%; text-align: center;">Middle Name</td> <td style="width: 33%; text-align: center;">Last</td> </tr> <tr> <td colspan="3">Name</td> </tr> </table> <p>Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female</p> <p>Name of Father/Husband/Mother:</p> <p>_____</p> <p>Whether <input type="checkbox"/> Resident of India <input type="checkbox"/> Non-Resident Indian <input type="checkbox"/></p> <p>Foreign National of Indian Origin</p> <p><input type="checkbox"/> PAN: _____</p> <p><input type="checkbox"/> Aadhaar No.: _____</p> <p><input type="checkbox"/> OCI/GIR: _____ (only if NRI/Foreign National of Indian Origin)</p> <p>Occupation - <input type="checkbox"/> Business <input type="checkbox"/> Service <input type="checkbox"/> Professional <input type="checkbox"/></p> <p>Housewife <input type="checkbox"/> Student</p> <p>Others: Please specify</p> <p>_____</p> <p>Name of Organization/Sector and Designation:</p> <p>_____</p> <p>_____</p> <p>Date of Birth: _____ Date of Anniversary:</p> <p>_____</p> <p>Present Address:</p> <p>_____</p>	First Name	Middle Name	Last	Name		
First Name	Middle Name	Last					
Name							

Affix  
Passport  
Size  
Photograph

	<p>_____</p> <p>_____</p> <p>_____ Post Office: _____,</p> <p>Police Station: _____, District: _____, State:</p> <p>_____, Country: _____, Pincode: _____</p> <p>Permanent Address:</p> <p>_____</p> <p>_____</p> <p>_____ Post Office: _____,</p> <p>Police Station: _____, District: _____, State:</p> <p>_____, Country: _____, Pincode: _____</p> <p>Telephone No. (Office): _____</p> <p>Telephone No. (Residence): _____</p> <p>Mobile: _____</p> <p>WhatsApp: _____</p> <p>Email ID: _____</p>
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*Nominee	<p>Name:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">First Name</td> <td style="width: 33%; text-align: center;">Middle Name</td> <td style="width: 33%; text-align: center;">Last Name</td> </tr> </table> <p>Name of Father/Husband/Mother:</p> <p>_____</p> <p>Sex: <input type="checkbox"/> Male      <input type="checkbox"/> Female      Date of Birth:</p> <p>_____</p> <p>Relationship with Allottee/s:</p> <p>_____</p>	First Name	Middle Name	Last Name
First Name	Middle Name	Last Name		

\*Nominee will only be considered in case of the unforeseen absence/death of Allottee/s after booking.

**OTHER ENTITY -**

	<p>Name of Organization:</p> <p>_____</p> <p><input type="checkbox"/> PAN: _____</p> <p><input type="checkbox"/> CIN No. _____</p> <p><input type="checkbox"/> Registration No. _____</p> <p>Status: <input type="checkbox"/> HUF <input type="checkbox"/> Partnership <input type="checkbox"/> Proprietorship <input type="checkbox"/> Pvt. Ltd.</p>
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<p>Company <input type="checkbox"/> Limited Company <input type="checkbox"/> LLP <input type="checkbox"/> Registered Trust <input type="checkbox"/> Registered Society <input type="checkbox"/> Other</p> <p>Date of Incorporation/Establishment: _____</p> <p>Registered Address: _____ _____ _____</p> <p>Post Office: _____, Police Station: _____, District: _____, State: _____, Country: _____, Pincode: _____</p> <p>Telephone No. (Office): _____ Mobile: _____ WhatsApp: _____ Email ID: _____</p> <p>Name of Karta/Signing Authority/Authorized Signatory /Designated Signatory: _____</p> <p>Name of Father/Husband/Mother: _____</p> <p><input type="checkbox"/> PAN: _____ <input type="checkbox"/> DIN: _____ <input type="checkbox"/> Aadhaar No.: _____</p> <p>Occupation - <input type="checkbox"/> Business <input type="checkbox"/> Service Mobile: _____ WhatsApp: _____ Email ID: _____</p>
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<p>*Mailing Address - _____ _____</p> <p>Post Office: _____, Police Station: _____, District: _____, State: _____, Country: _____, Pincode: _____</p> <p>*All correspondence will be mailed to the address of the 1<sup>st</sup> Allottee. In case you desire the correspondence be sent to an address other than that of the 1<sup>st</sup> Allottee, then please provide the same.</p> <p># In case there is any change in contact details (mobile no., phone no., e-mail address, whatsapp no.) then the Allottee/s should immediately intimate the SKYSCRAPER GROUP of the same.</p>
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**BOOKING DETAILS -**

\*Apartment Details -

[ ] Residential [ ] Commercial [ ] Parking

Unit No. _____, Floor _____, Block _____ (Unit), Phase _____	Carpet Area (sq.ft.): _____ Balcony Area (sq.ft.): _____ Common Area (sq.ft.): _____ Therefore SBU Area (sq.ft.): _____
Parking - [ ] Y [ ] N If yes, then right to park _____ no./s car/s and/or 2 wheeler/s in the Complex	Type of parking - [ ] Covered [ ] Open [ ] Canopy [ ] Mechanical [ ] 2 wheeler parking

\*Please note that Unit along with Parking (if any), is Apartment.

Unit base rate per sq.ft. Rs. _____/- Mutually accepted rate for the Unit per sq.ft. Rs. _____/- Parking Price Rs. _____/-	Rate quoted by: _____
PLC Charge rate per sq.ft.: Rs. _____/- Additional Charge/s (if any): _____	Rate verified by: _____

The Total Price of the Apartment including Extra Cost (excluding applicable Goods and Service Tax) is detailed in Annexure 'A' (Cost Sheet), which is annexed herewith.

**IF YOU ARE BOOKING A UNIT/APARTMENT -**

Pre-Booking Amount deposited at the time of filling up this form: Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) including applicable Goods and Service Tax, out of the total booking amount as per Annexure 'A'.

Pre-Booking Amount Paid by -

[ ] By cheque [ ] Cash [ ] Electronic Transfer [ ] Debit/Credit Card

Transaction details:

Bank: \_\_\_\_\_, Branch: \_\_\_\_\_, dated \_\_\_\_\_

**LOAN REQUIREMENT -**

[ ] Yes [ ] No

If yes then -

<input type="checkbox"/> Bank/NBFC that have already pre-approved the Project.	<input type="checkbox"/> Allottee/s preferred Bank/s/NBFC/s Name _____
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**REQUIRED DOCUMENTS -**

<b>For Individuals -</b> PAN Card, Aadhaar Card, Voter Card, Passport, OCI Card, Driving License, Employee ID.	<b>For Other Entity -</b> PAN Card, MOA, AOA, Registration Certificate/Deed, DIN, ROC Details.
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**GENERAL TERMS AND CONDITIONS -**

1. It is understood that the Project is developed and/or marketed by the SKYSCRAPER GROUP. Thus, it may be so that Skyscraper Realtech Properties LLP may not be developing the Project itself, but the Project is being developed by one of the other companies under the SKYSCRAPER GROUP.
2. At the time of booking a Unit/an Apartment, the Allottee/s have satisfied himself/herself/themselves with everything with respect to the Project. The Allottee/s have satisfied himself/herself/themselves with the Sanction Plan/s, Layout Plan/s, requisite permission/s from relevant concerned department/s, amenities and facilities, offered rate per sq.ft. etc. with regard to the Project.
3. The Allottee/s may confirm the booking of the Unit/Apartment by the payment of Pre-Booking amount (which is the part payment of Booking Amount). It is to be understood that to secure the Allottee/s booking of the Unit/Apartment, the Allottee/s is required to pay the entire booking amount, which is 10% of the Total Price of the booked Unit/Apartment as per Annexure 'A'. Without receiving the entire booking amount, the SKYSCRAPER GROUP will not confirm the Allottee/s booking of the Unit/Apartment.
4. After filling out the Application Form, the Allottee/s will be issued a Provisional Allotment Letter within 7 (seven) days. The Provisional Allotment Letter cannot be construed as confirmation of booking.
5. The Allottee/s commits to sign the standard Agreement for Sale of the SKYSCRAPER GROUP, with regard to the Project, within 30 (thirty) days from the date issuance of the Provisional Allotment Letter after payment of the entire Booking/Agreement Amount (whichever if due, if any).

6. After signing of the standard Agreement for Sale of the SKYSCRAPER GROUP, with regard to the Project, the Allottee/s will be informed about the Registration of the said Agreement for Sale within 45 (Forty Five) Days, in the concerned Registry Office within the scheduled time frame. Please note that Registration of Agreement for Sale is mandatory. The Allottee/s will also be informed about the relevant Stamp Duty and Registration Fee payable by the Allottee/s to the relevant Government Department.
7. After signing of the standard Agreement for Sale of the SKYSCRAPER GROUP, with regard to the Project, payments will be made to Skyscraper or one of its sister concern/s, which has taken up the responsibility of developing the Project, as per the payment plan as mentioned in the standard Agreement for Sale of the SKYSCRAPER GROUP.
8. Skyscraper or one of its sister concern/s, which has taken up the responsibility of developing the Project, will issue Demand Letter/s to the Allottee/s. The Demand Letter/s may be issued via electronic mail/courier/registered post/WhatsApp/hand service. The Allottee/s will pay to the of the SKYSCRAPER GROUP, as per the demand letter, without any demur and/or without raising any queries; within the time frame as mentioned in the respective Demand Letter. If the Allottee/s fails to make payments as per the Demand Letter/s, then the Allottee/s will be liable to pay interest.
9. Skyscraper or one of its sister concern/s, which has taken up the responsibility of developing the Project has already pre-approved the Project with a number of Private as well as Nationalized Banks and Non-Banking Financial Company/ies (NBFCs). If the Allottee/s requires loan facility, then it is advised that the Allottee/s takes the same from the Private/Nationalized Banks and NBFCs that have already per-approved the Project. However, if the Allottee/s wants to arrange for loan facility from their preferred bank/s or NBFC/s, then the burden of approving the loan will exclusively lie on the Allottee/s. The Skyscraper Group may help the Allottee/s in procuring certain documents, at its own discretion.
10. In the event the Allottee/s wants to arrange for loan facility from their preferred bank or NBFC or other Organization, then the same has to be approved within the time of signing of the standard Agreement for Sale as per point 7 above. In the event the Allottee/s is not able to arrange for loan facility from their preferred bank or NBFC or other Organization, then the Allottee/s shall immediately inform the SKYSCRAPER GROUP of the same.

11. Cancellation prior to signing of Agreement for Sale:

- a. It is understood that allotment of a Unit/Apartment will be made at the sole discretion of the SKYSCRAPER GROUP. The SKYSCRAPER GROUP reserves the right to cancel the booking of the Allottee/s in the following cases:
  - i. When the Allottee/s fails/neglects/delays to pay the entire Booking Amount. In this case, the SKYSCRAPER GROUP will cancel the booking of the Allottee/s and refund the Pre-Booking amount within 30 (thirty) days without GST. PROVIDED that the starting date of the 30 (thirty) day period will start at the discretion of the SKYSCRAPER GROUP.
  - ii. When the Allottee fails/neglects to keep the time frame as decided by the SKYSCRAPER GROUP. In this case, if the Allottee/s has paid only the Pre-Booking Amount, then the Pre-Booking Amount will be refunded to the Allottee/s after 30 (thirty) days without GST. PROVIDED that the starting date of the 30 (thirty) day period will start at the discretion of the SKYSCRAPER GROUP.
  - iii. If the Allottee fails/neglects/delays in procuring loan from his/her/their preferred bank/NBFC prior to the signing of the Agreement for Sale. In this case, the SKYSCRAPER GROUP will cancel the booking of the Allottee/s and refund the Pre-Booking amount/Booking Amount (as per Clause No. 3) within 45 (forty five) days without GST. PROVIDED that the starting date of the 45 (forty five) day period will start at the discretion of the SKYSCRAPER GROUP.
  - iv. When the Allottee/s has paid the entire Booking Amount but, fails/neglects/delays in signing the standard Agreement for Sale, within the pre-determined time frame. In case the Allottee/s has paid the entire Booking Amount, then the Booking Amount will be refunded to the Allottee/s within 45 (forty five) days without GST. PROVIDED that the starting date of the 45 (forty five) day period will start at the discretion of the SKYSCRAPER GROUP.



**DECLARATION**

1. I/we hereby declare that the information provided by me/us in this application form is true to the best of my/our knowledge.
2. I/we have satisfied myself/ourselves with the Sanction Plan/s, Layout Plan/s, requisite permission/s from relevant Government Department/s, amenities and facilities, etc. with regard to the Project. I/we have also satisfied myself/ourselves with all the facilities and services provided by the SKYSCRAPER GROUP.
3. I/we have read and understood the General Terms and Conditions pertaining to the Booking of a Unit/Apartment in the Project.
4. I/we will abide by the General Terms and Conditions till the time the standard Agreement for Sale is signed by me/us.
5. I/we hereby declare and state that the SKYSCRAPER GROUP in its absolute discretion, may rescind any facility/service provided to me/us without prior notice to us.

Name & Signature of Allottee/Allottees

1 <sup>st</sup> Allottee	Signature _____	2 <sup>nd</sup> Allottee	Signature _____
	Name _____		Name _____

**FOR OFFICE USE ONLY**

<p>1. Form duly filled: [ ] YES [ ] NO</p> <p>2. Signature/s verified: [ ] YES [ ] NO</p> <p>3. Required Documents received: [ ] YES [ ] NO</p>
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<p>Unit/Apartment booked on date:</p>	<p>Unit/Apartment booking by:</p> <p>_____</p> <p>Name and Signature:</p>	<p>Booking Reference:</p> <p>[ ] Portal [ ] Marketing Agent</p> <p>[ ] Client reference [ ] Website</p> <p>[ ] Own reference [ ] Walk-in Client [ ] Other</p> <p>_____</p>
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<b>Verified by:</b>  <b>Marketing</b> _____  <b>Legal</b> _____  <b>Accounts</b> _____	<b>Approved by:</b>     _____ <b>Managing Director</b>
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