

RC/REP/HARERA/GGM/826/558/2024/53

DATE: 24.05.24

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CENTRAL PARK[®] BIGNONIA TOWERS

APPLICATION FORM

To
St. Patricks Realty Private Limited
The Median, Central Park Resorts,
Sector-48, Off Sohna Road, Gurgaon,
Haryana (India)

SUB: APPLICATION FOR BOOKING OF A RESIDENTIAL APARTMENT IN YOUR GROUP HOUSING PROJECT "CENTRAL PARK BIGNONIA TOWERS" AT CENTRAL PARK FLOWER VALLEY, SECTOR 32, VILLAGE DHUNELA, SOHNA, DISTRICT GURUGRAM (HARYANA)

Dear Sir(s),

I/we, the undersigned (also referred to as the "Applicant") wish to apply for allotment of a residential apartment in your group housing project known as Central Park Bignonia Towers at Central Park Flower Valley, Sector 32, Village Dhunela, Sohna, District Gurugram (Haryana), under the Payment Plan as opted by me/us and as per details mentioned in this Application.

I/we am/are enclosing herewith Cheque/Draft/Pay order No. _____ dated _____ for Rs. _____ / (Rupees _____ only) drawn on _____ being part of Booking Amount in favour of "SPRPL BIGNONIA TOWERS – COLLECTION A/C - 251310202302" payable at **Gurugram**, which may please be treated as part of Booking Amount for the booking of a residential Apartment.

My/Our particulars are as under:

1. SOLE OR FIRST APPLICANT

Mr./Ms./M/s. _____

S/W/D of _____

Nationality _____

Date of Birth ____ / ____ / ____;

Self-attested
photograph of first
applicant

Occupation:

Service () Professional () Business ()

Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident Indian (NRI) () Person of Indian Origin (PIO) ()

Foreign National () Others () (please specify) _____

Marital Status: _____ Name of Spouse: _____

Permanent Account Number: _____

(In case of NRIs/PIOs/OCIs please attach copy of passport/PIO/OCI Card)

Please fill all the applicable columns

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

Bank Account Details (Name of Bank, Branch & A/c No & IFSC/Swift Code.):

Correspondence Address in India:

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Aadhaar Card No _____ Passport/DL No (Optional) _____

Permanent Address:

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Employment Details:

Name of the Organization: _____

Designation: _____ Address: _____

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No _____

2. SECOND/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

S/W/D of _____

Nationality _____

Date of Birth ____ / ____ / ____;

Occupation:

Service () Professional () Business ()

Student () Housewife () Any other _____

Please fill all the applicable columns

Self-Attested
Photograph of second
Applicant

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

Residential Status:

Resident () Non-Resident Indian (NRI) () Person of Indian Origin (PIO) ()

Foreign National () Others () (please specify) _____

Marital Status: _____ Name of Spouse: _____

Permanent Account Number: _____

(In case of NRIs/PIOs/OCIs please attach copy of passport/PIO/OCI Card)

Bank Account Details (Name of Bank, Branch & A/c No & IFSC/Swift Code.):

Correspondence Address in India:

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Aadhaar Card No _____ Passport/DL No (Optional) _____

Permanent Address:

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Employment Details:

Name of the Organization: _____

Designation: _____ Address: _____

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No _____

Please fill all the applicable columns

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

3. THIRD/JOINT APPLICANT (if applicable)

Mr./Ms./M/s. _____

S/W/D of _____

Nationality _____

Date of Birth ____ / ____ / ____;

Occupation:

Service () Professional () Business ()

Student () Housewife () Any other _____

Residential Status:

Resident () Non-Resident Indian (NRI) () Person of Indian Origin (PIO) ()

Foreign National () Others () (please specify) _____

Marital Status: _____ Name of Spouse: _____

Permanent Account Number: _____

(In case of NRIs/PIOs/OCIs please attach copy of passport/PIO/OCI Card)

Bank Account Details (Name of Bank, Branch & A/c No & IFSC/Swift Code.):

Correspondence Address in India:

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Aadhaar Card No _____ Passport/DL No (Optional) _____

Permanent Address:

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Employment Details:

Name of the Organization: _____

Designation: _____ Address: _____

Please fill all the applicable columns

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

Self-attested
photograph of third
applicant

City _____ State _____ Country _____

Pin _____ Email _____

Tel. No. (with STD/ISD Code) _____ Mobile No. _____

Fax No _____

OR

M/s _____ a partnership firm constituted under The Indian Partnership Act, 1932
(Copy of the Partnership Deed enclosed) having its place of business at _____ through its
partner Shri/Smt _____ authorized by Power of Attorney
dated _____ (copy enclosed) PAN No: _____ (Copy enclosed).

OR

M/s _____ a Company registered under 'The Companies Act, 1956/2013, having its
registered office at _____ and corporate office at _____
through its duly authorized signatory Shri / Smt _____
authorized by a resolution passed by the Board of Directors dated _____ (A copy of the Board
Resolution, Memorandum & Articles of Association as well as certificate of incorporation of the company enclosed)

**PARTICULARS OF APARTMENT APPLIED FOR (ALONGWITH DETAILS OF PAYMENT INCLUDING BASIC SALE PRICE
AND OTHER CHARGES/PAYMENTS)**

PROVISIONAL DETAILS OF THE APARTMENT

(1) Apartment No _____ on _____ Floor in Tower No _____

(2) Carpet Area _____ sq. ft.

DETAILS OF PAYMENT PLAN: (Please tick✓ appropriate)

Possession Linked Plan []

Construction Linked Plan []

Development Linked Plan []

Please fill all the applicable columns

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

AMOUNT PAYABLE

S.No.	Particulars	Amount(Rs.)
1.	Sale Price (BSP, PLC (if applicable), Power Backup, Electricity Connection Charges (ECC) and Water Connection Charges (WCC), EDC/IDC (External Development Charges and Internal Development charges and Infrastructure Development Charges)	
2.	Car Parking (__ Nos.)	
3.	+ GST as applicable	
	TOTAL PRICE OF THE UNIT (Total of 1, 2 & 3)	
4.	Interest Free Maintenance Security Deposit (IFMSD)	
5.	Stamp Duty, Registration and Legal Charges	As per actual

1 Square feet = 0.092903 Square Meter

* The area is in approximation

Notes:

1. The rates of EDC and IDC are tentative and shall be calculated by the Company and paid by the Applicant as per actual on proportionate basis.
2. All charges including holding charges payable as per the terms and conditions of the Application/Agreement for Sale/Apartment Buyer Agreement as applicable.
3. Annual/Monthly/Quarterly charges for use of Club and Maintenance charges as applicable.

I/we understand and agree that this Application for allotment of a residential apartment in the group housing project known as Central Park Bignonia Towers at Central Park Flower Valley, Sector 32, Village Dhunela, Sohna, District Gurugram, Haryana ("Project") is subject, inter alia, to the following terms and obligations to be observed by me/us:

1. I/We have clearly understood that submission of this signed Application Form and payment of the Booking Amount by me/us shall neither constitute a right of allotment of an Apartment to me/us nor shall it create or result in any obligations on the Company towards me/us for allotment of an Apartment. I acknowledge that Rs. _____/-(Rupees _____) shall be considered as part of Booking Amount. I/We understand that 10% of the Total Price of the Apartment shall be considered as the Earnest Money. I/We understand that, the Company may at any time and at its sole discretion reject my/our Application without assigning any reason. I/We agree that the allotment of the Apartment shall be made, subject to availability, along with execution of the Agreement of the Apartment. I/We agree that, if the Company conducts the allotment of Apartment by lottery/draw of lots, the Company shall not be bound to provide or allot the Apartment in the preferred location as requested, if any, by me.
2. I/We understand that the Total Price of the Apartment, besides the Basic Sale Price ("BSP") and Preferential Location Charges ("PLC") (if applicable), also includes the External Development Charges ("EDC"), Infrastructure Development Charges (IDC), internal development charges (idc), 5KV Power Backup, Electricity Connection Charges (ECC) and Water Connection Charges (WCC), car parking charges, and applicable taxes including but not limited to GST as set out in this Application and Payment Plan. Further, I/we understand that besides the Total Price I/we shall also pay maintenance charges, club charges, Interest Free Maintenance Security Deposit ("IFMSD"), electricity consumption charges, and registration amount for registration of the Agreement For Sale and Conveyance Deed, stamp duty, Tax, G.S.T, statutory and other third party taxes, fees, charges, etc., as may be applicable. If as per statutory law, any tax at source is required to be deducted ("TDS") by me/us on the Booking Amount, installments or any other amount paid or to be paid to the Company, I/We shall give a TDS certificate in the prescribed form to the Company for such deduction of TDS within a maximum period as prescribed by law and in the absence of such prescription immediately after handing over the cheque/demand draft for such payment to the Company failing which the amount deducted shall be considered as part of unpaid Sale Price/ installments/consideration.
3. I/We declare that I/we am/are competent to make and submit the present Application for booking of an Apartment in the aforesaid Project and there is no legal or contractual impediment or restriction on my/our making this Application or the payment tendered hereunder.

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

4. I/We acknowledge and declare that the Company has readily provided me/us all the information/clarifications as required by me/us with respect to the title of the land, license, and sanctioned plans, layout plans along with specification and all other approvals and permissions along with modifications thereto envisaged during the course of completion of the Project/Central Park Flower Valley township and upon proposed increase in the FAR.
5. I/ We understand and acknowledge that there can be an increase in the area of the land with the inclusion of additional land parcels into the Central Park Flower Valley subject to grant of additional licenses and consequent thereto or based on any policy notified by the Government of Haryana at any point of time due to which there may be increase in the FAR of Central Park Flower Valley. I/ We further understand and acknowledge that it is the right of the Company to commercially utilize their business investment and such increased FAR for its own commercial benefit in any manner it may think fit and proper and I / We shall not raise any objection thereto.
6. I/We have read and understood the proposed terms and conditions of the Agreement for Sale for the Project which is available with HRERA, Gurugram and a copy of which has been provided to me for the purpose of acquainting me/us with the proposed terms and conditions for the proposed allotment/transfer of applied apartment. I/we confirm that I/we have no objections to the proposed terms and conditions contained thereunder and undertake to comply with the same including any amendments thereto as may be required.
7. I/We declare that, I/we have fully satisfied myself/ourselves about the right of the Company with respect to the land on which the proposed Project is to be constructed as well as the approvals/consents/sanctions/license granted by the Director General, Town and Country Planning, Haryana ("DTCP") and the competency of the Company to construct the Project and sell the Apartment. I/We have understood all the limitations and obligations of the Company with respect to the same.
8. I/We understand that once submitted, this Application cannot be revoked by me/us after expiry of 10 (ten) days from the date of its submission to the Company. If no written request for withdrawal of present application is submitted by me/us within such period of 10 days, it shall be deemed to be our acceptance of the terms and conditions of booking, Agreement for Sale and the Project. In the event I/we withdraw our Application after expiry of such 10 (ten) days or If I/we do not execute the Agreement for Sale and deliver the same to the Company within 30 (thirty) days from the date of the receipt of the Agreement for Sale by me/us and further fail to register the said Agreement for Sale, as per intimation by the Company then the Company shall serve me/us a notice for rectifying the default, which if not rectified within seven (7) days from the date of its receipt by me/us, then my/our application shall be treated as cancelled and the Company shall be entitled to forfeit the booking amount/earnest money deposit (being 10% of total price) and recover interest component on delayed payment of any amount, brokerage, cost of any incentive or scheme given to me/us and any other amount of a non-refundable nature and the balance amount of money paid by me/us shall be refunded by the Company within ninety days of such cancellation and I/We shall be left with no right, interest and claim in the Apartment, if allotted, and against the Company in any manner whatsoever. The Company shall be free to deal with the Apartment, if allotted, in any manner it deems fit in its sole discretion.
9. I/We confirm that all correspondence made by the company in relation to the Apartment being applied for herein shall be addressed only to the First Applicant at the address given above and shall be deemed to have been addressed and / or made with all applicants herein.
10. In case my/our Application for Booking of the Apartment in the Project, is accepted by the Company then I/we undertake to execute and get registered the Agreement for Sale, and shall pay the registration charges, applicable stamp duty, and legal fees/charges. I/We agree to accept and abide by all the terms and conditions as contained in the said Agreement for Sale and pay all charges as applicable therein and/or as demanded by the Company in due course.
11. I/We have signed this Application Form and paid abovementioned amount as part of Booking Amount for allotment after carefully reading the indicative terms and conditions contained herein and in Schedule- 1 and the terms and conditions contained in the Agreement for Sale and understanding the implications thereof. I/We further undertake and assure the Company that in the event of rejection of my/our Application for Booking by the Company, or in the eventuality of forfeiture of my/our Booking Amount in accordance herewith, I/We shall be left with no claim, right, title, interest or lien under this application or for allotment of an Apartment in the Project.

DECLARATION:

I/We confirm and declare that the particulars provided by me/us are true to the best of 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 have fully read and understood the above- mentioned terms and conditions and agree to abide by the same.

Thanking you,
Yours faithfully,

Date:
Place:

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

Channel Partner, (If any), Name:
(Sign and put rubber stamp)

Telephone / Mobile Number:

Notes:

- (1) All payments to be made by the Applicant to the Company, shall be through a demand draft/banker's cheque/ordinary cheque payable at par at Gurugram in favour of **"SPRPL BIGNONIA TOWERS – COLLECTION A/C - 251310202302"**. All payments shall be subject to their actual realization in the above-mentioned account. The date of credit into the above account shall be deemed to be the date of payment.
- (2) In case, the abovementioned cheque is dishonoured due to any reason, the Company reserves the right to reject the application or cancel the booking without giving any notice to the Applicant(s).
- (3) Applications not accompanied by photographs or with the particulars mentioned hereinabove of the Applicant(s) shall be considered as incomplete and may be rejected by the Company at its sole discretion.
- (4) The Applicants are advised to read carefully the terms and conditions of Agreement for Sale registered with HRERA Authority, Gurugram and if any of proposed terms and conditions is not acceptable, the Applicant can inform the Company about his/her/their disagreement and ask the refund of Booking Amount from the Company within 10 (ten) days of the date of submission of Application and the Company shall refund the entire amount to the Applicant without any deduction but without any interest, claim, damages etc
- (5) It shall be sole discretion of the Company to accept or reject the Application without assigning any reason.
- (6) Documents required at the time of Booking:
 - a. Part Booking amount/Booking amount cheque/draft/pay order.
 - b. PAN No. & Copy of PAN Card/Undertaking.
 - c. For Companies: Duly certified copies of Memorandum and Articles of Association, list of all Directors and certified copy of Board Resolution for purchasing the Apartment and authorising the authorised signatory, certified copy of Form 18 and Signature Verification of the said Authorised Signatory.
 - d. For Partnership Firm/Society/Trust: Duly certified copies of partnership deed, charter document, registration certificate, list of partners/board manager/trustees, power of attorney from all the partners in favour of a partner if only one partner intends to sign the documents and Signature Verification of Authorised Signatory.
 - e. For Foreign Nationals and/or People of Indian Origin: Passport photocopy and funds from their own NRE/FCNR A/c/PIO Card.
 - f. For NRI: Copy of passport and payment through their own NRE/NRO A/c/ FCNR A/c.
 - g. One photograph of each Applicant.
 - h. Address/Identity Proof: Photocopy of Passport/Electoral Identity Card/Ration Card/Driving Licence/Aadhar Card/Electricity Bill/Water Bill/Telephone Bill.
 - i. Mailing address on which all notices, letters, receipts, correspondences etc. shall be sent by the Company. All copies of documents wherever required, should be self-attested

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

PAYMENT PLAN

POSSESSION LINKED PLAN (36:64)		
S.No.	Time When Due	Details of Payment
1.	On Booking - 4BHK/3BHK	35,00,000 / 25,00,000
2.	Within 45 Days of Booking	To complete 10% of COP less booking amount
3.	Within 90 Days of Booking	Additional 26% of COP
4.	On offer of possession	Balance 64% of COP + 100% Other Charges + IFMSD + Stamp Duty/Registration charges as per actual

CONSTRUCTION LINKED PLAN		
S.No.	Time When Due	Details of Payment
1.	Booking Amount – 4BHK /3BHK	35,00,000 / 25,00,000
2.	Within 45 Days of Booking	10% of COP less Booking Amount
3.	On the start of Excavation/120 Days whichever is later	7.5% of COP
4.	On completion of Raft work	7.5% of COP
5.	On completion of GF roof slab	5% of COP
6.	On Completion of 1st Floor Slab	5% of COP
7.	On Completion of 8th Floor Slab	5% of COP
8.	On Completion of 15th Floor Slab	5% of COP
9.	On Completion of 22th Floor Slab	5% of COP
10.	On Completion of 30th Floor Slab	7.5% of COP
11.	On Completion of 35th Floor Slab	7.5% of COP
12.	On Completion of Super Structure	10% of COP
13.	On Completion of Flooring work	10% of COP
14.	On applying of OC	10% of COP
15.	On Offer of Possession	5% of COP + 100% Other Charges + IFMSD + Stamp Duty/Registration charges as per actual

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

DEVELOPMENT LINKED PLAN

S.No.	Time When Due	Details of Payment
1.	At the time of Booking	To Complete 10% of COP
2.	Within 120 Days of Booking	To Complete 15% of COP
3.	On Completion of 21st Floor Roof Slab	15% of COP
4.	On Completion of Super Structure	15% of COP
5.	On Receiving of OC	10% of COP
6.	On Offer of Possession	35% of COP + 100% other charges+ IFMSD+ Stamp Duty/Registration charges as per actual

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant

FOR OFFICE USE ONLY:

1. Application received by _____ on _____ (date)

2. Documents: Complete/Incomplete. (To be completed by _____)

3. Details of Apartment proposed to be allotted:

Apartment No. _____ Tower no _____ on floor admeasuring about _____
sq. ft. Carpet Area

4. DETAILS OF PAYMENT: (Please tick ✓ appropriate)

Possession Linked Plan [] Construction Linked Plan [] Development Linked Plan []

5. AMOUNT PAYABLE

S.No.	Particulars	Amount(Rs.)
1.	Sale Price (BSP, PLC (if applicable), Power Backup, Electricity Connection Charges (ECC) and Water Connection Charges (WCC), EDC/IDC (External Development Charges and Internal Development charges and Infrastructure Development Charges)	
2.	Car Parking (___ Nos.)	
3.	+ GST as applicable	
	TOTAL PRICE OF THE UNIT (Total of 1, 2 & 3)	
4.	Interest Free Maintenance Security Deposit (IFMSD)	
5.	Stamp Duty, Registration and Legal Charges	As per actual

1 Square feet =0.092903 Square Meter

6. All charges including holding charges as per the terms and conditions of the Application/ Agreement as applicable.

7. Mode of Booking:

i) Direct _____ (Ref. if any) _____

ii) Channel Partner Name: _____ RERA Registration no. _____

8. Application: _____ Accepted / Rejected

(Concerned Team Member/Authorized Signatory)
(Sales Team)

* (SALES HEAD)

**if Application is rejected, then please give brief reason and follow up action below:*

Signatures of: **Sole/First Applicant**

Second Applicant

Third Applicant



CENTRAL PARK[®]

RC/REP/HARERA/GGM/826/558/2024/53 DATE: 24.05.24 haryanarera.gov.in

Site Office: Central Park Flower Valley, Sector - 32/33, Sohna, Gurugram, Haryana - 122 102

Corporate & Registered Office: The Median, Central Park Resorts, Off Sohna Road, Sector-48,
Gurugram, Haryana - 122 018,

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