***All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 Act and the rules and regulations made thereunder (“RERA”) and the exercise of such rights and obligations shall be subject to the provisions of RERA, the Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in the applications form / allotment letter / agreement for sale (as the case may be) and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.***

**APPLICATION FORM**

|  |  |
| --- | --- |
| **Customer Application No.**  *(For Office Use Only)* |  |

**Date**: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**To,**

**Project-In Charge**

**Panvel Hills The Pyramid**

**Mounthill Realty Pvt Ltd**

**14th Floor, 1401, Bhumiraj Costarica**

**Sector- 18, Sanpada,**

**Navi Mumbai – 400705.**

Dear Sir/Madam,

I/We request that I/we may be allotted a residential flat / apartment/ unit in the on-going project (hereinafter referred to as the “**Project**”), details whereof are as under:-

|  |  |
| --- | --- |
| **Project Name** | Panvel Hills The Pyramid |
| **Land Details** | Survey no 25, Hissa no 7 at Ambivali,  Tarfe Wankhal, Khalapur,  Raigarh, PIN - 410203; |
| **RERA Registration No.** | P52000005147 |
| **RERA Web ID/Link:** | https://maharerait.mahaonline.gov.in/SearchList/Search |

|  |  |  |
| --- | --- | --- |
| **Particulars** | **Applicant** | **Co Applicant** |
| **Name** |  |  |
| **Photograph** |  |  |
| **Son/Wife/Daughter of** |  |  |
| **Date of Birth** |  |  |
| **Anniversary Date** |  |  |
| **Nationality** |  |  |
| **PAN (Mandatory)** |  |  |
| **AADHAR** |  |  |
| **Occupation** |  |  |
| **Residential Status** | *Resident/NRI/OCI/Others* | *Resident/NRI/OCI/Others* |
| **Residential Address** | *Building No* | *Building No.* |
| *Road Name* | *Road Name* |
| *Locality* | *Locality* |
| *City* | *City* |
| *State* | *State* |
| *PIN* | *PIN* |
| **Correspondence Address** | *Building No* | *Building No.* |
| *Road Name* | *Road Name* |
| *Locality* | *Locality* |
| *City* | *City* |
| *State* | *State* |
| *PIN* | *PIN* |
| **Office Name** |  |  |
| **Office Address** | *Building No. Road Name* | *Building No. Road Name* |
| *Locality* | *Locality* |
| *City* | *City* |
| *State* | *State* |
| *PIN* | *PIN* |
| **Contact Details** | *Mobile1* | *Mobile1* |
| *Mobile 2* | *Mobile 2* |
| *E-Mail* | *E-Mail* |
| *Landline* | *Landline* |
| **Passport No**  *(Mandatory for NRI/OCI)* |  |  |

1. **Detail1s of Individual Applicant/Co-Applicant(s):**
2. ***Details of Company/ LLP/Partnership Firm/HUF/Trust/Society/ Others Applicant/ Co- Applicant(s) :***

|  |  |  |
| --- | --- | --- |
| **Particulars** | **Applicant** | **Co Applicant** |
| ***Constitution*** | ***Company/LLP/ Partnership Firm/ HUF/ Trust/ Society/ Others*** | ***Company/LLP/ Partnership Firm/ HUF/ Trust/ Society/ Others*** |
| **Name** |  |  |
| **Authorised Representative/Partner/Karta/Signatory** |  |  |
| **Authorised Name** |  |  |
| **Date of Incorporation/ Formation** |  |  |
| **Company PAN No. (Mandatory)** |  |  |
| **PAN No. Authorised Representative/Partner/Karta/Signatory** |  |  |
| **AADHAR of Authorised Representative/Partner/Karta/Signatory** |  |  |
| **Registered/ Office Address** | *Building No.* | *Building No.* |
| *Road Name* | *Road Name* |
| *Locality* | *Locality* |
| *City* | *City* |
| *State* | *State* |
| *PIN* | *PIN* |
| **Correspondence Address** | *Building No.* | *Building No.* |
| *Road Name* | *Road Name* |
| *Locality* | *Locality* |
| *City* | *City* |
| *State* | *State* |
| *PIN* | *PIN* |
| **Contact No** | *Office* | *Office* |
| *Mobile1* | *Mobile1* |
| *Mobile2* | *Mobile2* |
| *E-Mail* | *E-Mail* |
| *Fax* | *Fax* |

1. **List of Documents to be enclosed with this Application Form:**

|  |  |  |
| --- | --- | --- |
| **Applicant/ Co-applicant Type** | **Description of Documents** | **Enclosed (Y/N/NA3)** |
| Individual | Copy of PAN Card |  |
| Copy of OCI/PIO |  |
| Self-attested Address Proof  (Passport/Voter Card/ Aadhar Card) |  |
| Company | Certificate of Incorporation |  |
| Memorandum and Article of Association |  |
| Copy of PAN Card of Company |  |
| Copy of Address Proof of the Company |  |
| List of Directors on Company Letter Head |  |
| Passport Size Photo of Directors /Signatory |  |
| Board Resolution confirming Authorised Signatory |  |
| Copy of PAN of Directors/ Signatory |  |
| Address Proof of Director / Signatory |  |
| Partnership Firm/ Limited Liability Partnership (LLP) | Copy of PAN Card of the Firm |  |
| Copy of Address Proof of the Firm |  |
| Copy of Partnership Deed |  |
| Copy of Certificate of Incorporation (For LLP only) |  |
| Copy of PAN Card of the Partners/ Signatories |  |
| Passport Size Photo of the Partners/ Signatories |  |
| Address Proof of the Partners/ Signatories |  |
| HUF | Copy of PAN Card of HUF |  |
| Copy of PAN Card of Karta |  |
| Copy of Address Proof of Karta |  |
| Passport Size Photo of Karta |  |
| List of Coparceners of HUF on the Letter Head |  |
| Trust/ Society/ Others | Registration Certificate of the Entity |  |
| Copy of PAN Card |  |
| Copy of Address Proof |  |
| Copy of PAN Card of Authorised Signatory |  |
| Copy of Address Proof of Authorised Signatory |  |
| Passport Size Photo of Authorised Signatory |  |
| **Notes** :   1. All the aforesaid documents should be self-attested by the applicant (For Individual)/ by the Director/ Partner/ Karta/ Authorized person (For Other than Individuals) 2. Please affix the official stamp of the respective Company/ LLP/ Trust/Partnership/HUF/Society as may be applicable 3. Y – YES, N- No and NA - “NOT APPLICABLE”. | | |

1. DETAILS OF APARTMENT/ FLAT (“**Apartment/ Flat**”) AND COVERED CAR PARK SPACE(S):

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **1** | **Apartment/ Flat Details** | | | |
|  | A | Apartment/ Flat No. |  | |
|  | B | Floor |  | |
|  | C | Tower / Building / Wing |  | |
|  | D | Area (in square meters) | Carpet Area\* |  |
|  | Exclusive Areas\*\* |  |
|  | **Total Area#** |  |
|  | E | No of Covered Car Park Space(s): |  | |
|  | F | Specification(s) of Fixtures and Fittings of Apartment/Flat | As per **Annexure B** | |
|  | G | Common Areas, Facilities and Amenities | As per **Annexure C** | |
| **2** | **Sale Consideration (Including Taxes)** | | | |
|  | A | Apartment/ Flat Carpet Area and Exclusive Areas |  | |
| B | Covered Car Parking Space(s) |  | |
| C | Common Areas including Infrastructure Development Charges, MSEB Water Sewerage Charges, Club Development Charges, Society Formation Charges |  | |
| **Total Consideration** | | INR 0.00 | |
| (Rupees \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |
| D | **Payment Schedule** | As per **Annexure D** | |
|  |  |  | | |
| **3** | **Estimated Other Charges** | | As per **Annexure E** | |

***\*“Carpet Area****” shall mean net usable floor area of the Apartment/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Apartment/Flat for exclusive use of the Applicant(s) and exclusive open terrace area appurtenant to the Apartment/Flat for exclusive use of the Applicant(s), but includes the area covered by the internal partition walls of the Apartment/Flat.*

*\*\*“****Exclusive Areas****” means exclusive Balcony and/or exclusive open terrace and/or exclusive verandah and/or exclusive flower bed area and/or exclusive Cupboard Area appurtenant to the net usable floor area of the Apartment and meant for exclusive use of the Applicant/s.*

***#****“****Total Area****” shall mean the Carpet Area and Exclusive Areas collectively.*

1. Finance From Bank / Financial Institution) : YES NO

*(Tick the appropriate)*

1. Scheme of Booking:

|  |  |  |  |
| --- | --- | --- | --- |
| CLP | **√** | SUBVENTION | NA |
| If Yes, TENURE (In Months) | NA |

1. Additional information for NRI / Foreign National of Indian Origin:

|  |  |
| --- | --- |
| **Name of Bank** | **NRE/NRO/FCNR Account No.** |
|  |  |

1. Purpose of Purchase (Tick the appropriate):

|  |  |  |  |
| --- | --- | --- | --- |
| Investment |  | Self-Use |  |

1. Mode of Booking (Tick the appropriate):

|  |  |  |  |
| --- | --- | --- | --- |
|  | Direct Bookings | Name of Sales Representative |  |
| Signature of Sales Representative |  |
|  | Channel Partner | Name of the Real Estate Agent |  |
| Stamp of the Real Estate Agent |  |
| RERA Registration No. with period of validity |  |
| Name of Sales Representative |  |
| Signature of Sales Representative |  |

1. I/We acknowledge, agree and undertake that I/we shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to me/us nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.
2. All the above information provided by me/us is/are true and nothing has been concealed or suppressed.
3. I/We undertake to inform the Developer promptly of any changes to the above information and particulars furnished by me/us.
4. I/We have fully read and understood the Terms and Conditions attached hereto as “**Annexure A”** and do hereby solemnly agree, undertake and covenant to abide and be bound by them and also by the area, sale consideration, estimated other charges and payment terms as set out herein.
5. I/We have sought detailed explanations and clarifications and after giving careful consideration to all facts, Terms and Conditions, I/We have signed this Application Form and remitted the amount payable thereof fully conscious of my/our rights, liabilities and obligations.
6. I/We hereby understand that my/our eligibility to avail subvention plan, if offered, for payments, shall be decided by the bank/financial institution in their sole discretion and in accordance with their policies or understandings or agreement with the Developer. I/We further agree and understand that if the subvention plan is availed by me/us, I/we shall liable to pay any amounts not covered by the bank funding.
7. In addition to the sale consideration, estimated other charges, I/we agree and undertake to pay the following amounts as and when demanded by the Developer towards:
   1. All taxes, levies, duties, cesses, charges (whether applicable/payable now or become applicable/payable in future) including but not limited to service tax and/or value added tax (VAT) and/or TDS and/or goods and services tax (GST) and its effect, Krishi Kalyan Cess, Swachh Bharat Cess, land under construction tax, local body tax, External Development Charges (EDC), Infrastructure Development Charges (IDC), and/or all other direct/indirect taxes/duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities/ bodies (“Statutory Charges”) in respect of the Apartment/ Flat and/or the transaction contemplated herein and/or in respect of the sale consideration and/or the other amounts payable by me/us. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Developer shall be binding on me/us.
   2. All costs, charges and expenses including but not limited to stamp duty, registration charges and/or incidental charges in connection with the any of the documents to be executed for the sale of the Apartment/ Flat including on this Application Form and/or the Allotment Letter and/or the Agreement for Sale as per the provisions of applicable laws, prevailing at the relevant time and the rules made thereunder, as may be applicable at the relevant time shall be borne and paid by the Applicant(s) as and when demanded by developer including the followings:
8. Rs. 20,000/- towards Documentation Charges plus GST and other applicable taxes, if any.
9. Rs. 25,000/- towards Charges for Registration of Agreement for Sale plus GST and other applicable taxes, if any.
10. I/We confirm that I/we are submitting this Application Form for allotment of Apartment/ Flat in the Project after understanding the entire manner and scope of development to be undertaken in the project, including the details of the Carpet Area, Exclusive Area/s, Common Areas and Facilities being provided, without relying on any of the publicity materials / advertisements published in any form or any channel by the Developer or any third party in the past. I/We are aware and confirm that the advertisements / publicity material released in the past does not provide any warranty and may not be providing complete details / disclosures as may be required under the Real Estate (Regulation and Development) Act, 2016 (“RERA”) and I/we are not relying on the same for our decision to purchase the Apartment/ Flat. I/We further confirm and undertake to not make any claim against the Developer or seek cancellation of the Application Form / allotment or refund of the monies paid by me/us by reason of anything contained in the publicity material / advertisement published in any form or in any channel. I/We acknowledge that I/we have not relied upon the interiors depicted / illustrated in the sample flat and understand that the same is shown only as a suggested layout without any obligation on the part of the Developer to provide the same.
11. I/We understand and acknowledge that the specifications mentioned in the advertisement / project website / communications or the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or service or cannot be construed as same and I/we have not relied on the same for my/our decision to acquire Apartment / Flat in the Project. I/We further acknowledge that I/we have seen all the sanctioned layout plans and time schedule of completion of the Project.
12. I/We have taken the decision to purchase the Apartment/Flat in the Project out of our own free will, based solely upon the information provided along with the document enclosed, after giving careful consideration to the nature and scope of the entire development explained to me/us in person including the disclosures contained herein.
13. Save and except the information / disclosure contained herein I/we confirm and undertake to not to make any claim against the Developer or seek cancellation of this Application Form / Allotment Letter/ Agreement for Sale or refund of the monies paid by us by reason of anything contained in other information / disclosure not forming part of this Application Form / Allotment Letter/ Agreement for Sale including but not limited to publicity material / advertisement published in any form or in any channel.
14. I/We hereby enclose the details of payment made in favour of “\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_” towards Application Money / Booking Amount and part of Consideration Amount payable by me/us here as under:

|  |  |
| --- | --- |
| DD No/ Cheque No./ NEFT/ RTGS |  |
| Date |  |
| Drawn on (Name of the Bank) |  |
| Branch |  |
| Amount (In Rs.) |  |
| Amount (In words) |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Signature |  |  | Signature |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
| (First/Sole Applicant) |  |  | (Second Applicant) |

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**BANK PAYMENT DETAILS**:

|  |  |  |  |
| --- | --- | --- | --- |
| (a) | Beneficiary’s Name | : | Mounthill Realty Private Limited Account Collection |
| (b) | Beneficiary’s Account No. | : | 922020033748518 |
| (c) | Bank Name | : | Axis Bank Ltd. |
| (d) | Branch Name | : | Bentinck Street |
| (e) | Bank Address | : | 85, Bentinck Street, 1st Floor, Bowbazar, Kolkata – 700001 |
| (f) | Swift Code | : | AXISINBB153 |
| (g) | IFSC Code | : | UTIB0003206 |

|  |  |
| --- | --- |
| **Sale Office/s** | **Mounthill Realty Pvt. Ltd.,**  Panvel Hills The Pyramid  Bunglow No. 135, Magichills  Khalapur, Raigarh, PIN - 410203;  **Email**- [panvelhills@mounthillrealty.com](mailto:panvelhills@mounthillrealty.com)  **Website**- [www.mounthillrealty.com](http://www.mounthillrealty.com) |
| **Garnet Construction Pvt. Ltd.,**  501/531, Laxmi Industrial Estate,  Above AXIS Bank,  New Link Road, Andheri (W),  Mumbai - 400 053 |

**-------------------------------------------------------------------------------------------------------------------------------------------------------**

|  |
| --- |
| **ACKNOWLEDGEMENT SLIP** |

**Received Application No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

|  |  |
| --- | --- |
| **Name of the Sole / First Applicant**  *(IN BLOCK LETTERS)* |  |
| **Cheque No./Demand Draft/ Pay Order/NEFT/RTGS with Date** |  |
| **Date of Cheque/ DD/ PO/NEFT/ RTGS** |  |
| **Drawn On (Bank Name with Branch)** |  |

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Date Name & Signature of Sales Person**

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**ANNEXURE A**

**TERMS & CONDITIONS**

The Applicant(s) agree(s), acknowledge(s), confirm(s) and covenant(s) that:

1. The Developer has registered the Project under **Registration No.** **P52000005147** with the Competent Authority viz; the Maharashtra Real Estate Regulation Authority appointed under the provisions of the Real Estate (Regulations & Development) Act, 2016 and rules framed thereunder.
2. The Applicant(s) has/have fully understood the development scheme as envisaged by the Developer.
3. This Application Form is only a request of the Applicant(s) for the allotment of the Apartment/ Flat and does not create any right or interest, whatsoever or howsoever in the Applicant(s) and is subject to compliance and performance of all terms, conditions and obligations of payments and other requisites as mentioned herein and/or allotment letter (as defined below) and/or the agreement for sale (as defined below) and / or any other document that may be executed from time to time. If the Application Money / Booking Amount Cheque get dishonoured for any reason, the Application will automatically be treated as cancelled.
4. The Applicant(s) acknowledges and confirms that the Developer has provided all information, clarifications and documents in relation to the said Project as was demanded by the Applicant(s) and that the Applicant(s) is fully satisfied with the same. The Applicant(s) further acknowledges that he has seen all documents / papers in relation to the Project, including but not limited to the title documents, license, sanctions, approvals etc. obtained from the competent authorities and the present Application has been made after being fully satisfied about the rights, title and interest possessed by Developer over the Project Land.
5. Notwithstanding the fact that the Developer may have issued an acknowledgement by way of a receipt for the money tendered with this Application Form **(“Application Money”)**, the Applicant(s) has/have clearly understood that this Application Form is only a request of the Applicant(s) for the allotment of the Apartment/ Flat and does not constitute a final allotment or an agreement and the Applicant(s) is/are not vested with any right, interest or entitlement in or over the Apartment/ Flat, until a formal agreement for sale **(“Agreement for Sale”)** is executed and registered by the Developer in favor of the Applicant(s) under the applicable laws. The term “allot” or “allotment” or “Allotment Letter” wherever included in the Application Form shall always mean “provisional allotment” and shall remain as such until the Agreement for Sale is executed and registered by the Developer in favor of the Applicant(s).
6. The allotment and execution and registration of the Agreement for Sale is further subject to the timely payment of the sale consideration and all other amounts on or prior to the respective due dates as agreed and compliance of all the terms and conditions contained herein as well as in the Allotment Letter by the Applicant(s).
7. The Applicant(s)hereby agree/s that in case he/she/they/it fail(s) to respond and/or neglect(s) to take possession within the time stipulated by the Developer, and/or cancel/terminate this Agreement at the time of handover of possession of the Apartment/ Flat, then the Developer shall be entitled to reserve its rights to forfeit the entire amount received by the Developer towards the apartment / flat along with interest on default in payment of installments (if any), applicable taxes and any other charges / amounts. The Applicant(s) further agree/s and acknowledge/s that the Developer’s obligation of delivering possession of the Apartment/Flat shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Applicant(s) for the possession of the Apartment/Flat.
8. The Developer, at its absolute discretion, shall be entitled to reject this Application Form for reasons attributable to the Applicant(s) before issuing the Allotment Letter (as defined below). In this case, the Application Money or any other amounts paid by the Applicant(s) shall be refunded to the Applicant(s) without interest and without any liability towards costs/losses/damage etc. or any further claim or right accruing to the Applicant(s). The refund of the monies as mentioned in the foregoing shall be construed as sufficient discharge of all obligations of the Developer under the law or otherwise. It is clarified that encashment of cheque / demand draft received or any direct electronic money transfer from the Applicant(s) shall not amount to acceptance of this Application Form.
9. Upon the Developer deciding to allot the Apartment/ Flat in favor of the Applicant(s), the Developer will send the intimation thereof to the Applicant(s) to pay the balance amount of the Allotment Money (as defined below) within 10 days from the date of such intimation letter. Upon receipt of the entire Allotment Money (as defined below), the Developer shall issue an allotment letter (“Allotment Letter”) thereby provisionally reserving the Apartment/ Flat in favor of the Applicant(s) which shall be subject to compliance of the terms and conditions by the Applicant(s) as mentioned therein. Notwithstanding the fact that the Developer may have issued the Allotment Letter, the Applicant(s) has/have clearly understood that the Allotment Letter is only confirming reservation of the Apartment/ Flat in favor of the Applicant(s) and the Applicant(s) is/are not vested with any right, interest or entitlement in or over the Apartment/ Flat, until the Agreement for Sale is executed and registered by the Developer in favor of the Applicant(s) under the applicable laws. However, the allotment shall be subject to the timely payment of the sale consideration and all other necessary amounts on the respective due dates.
10. The term allotment money would mean **10 % (Ten** **Percent)** of the total sale consideration (“Allotment Money”) which shall include the Application Money.
11. The Applicant(s) agree(s) to execute and register the Agreement for Sale in respect of the Apartment/ Flat in the format provided by the Developer under the applicable provisions of law within 30(Thirty) days from the date of Allotment Letter. If the Applicant(s) fail(s) to execute and register the Agreement for Sale as aforesaid within the stipulated period, the Developer shall without prejudice to any other rights that the Developer may have in that behalf be entitled to cancel the provisional allotment and forfeit the Application Money / Allotment Money. Balance sum, if any, shall be refunded without interest upon such cancellation, subject to deduction of applicable taxes. For the sake of clarity, the interest and/or taxes paid on the sale consideration shall not be refunded upon such cancellation.
12. In the event the land adjoining to the Project Land is owned/developed by the Developer (or the Developer’s wholly owned subsidiary, group company or associate company), the Developer reserves the right to develop the same, either by amalgamating the same with the Project Land and/or sub-dividing and/or amalgamating the Project Land and the adjoining land, as the Developer may deem fit and proper in accordance with the applicable laws.
13. The Applicant(s) agrees and acknowledges that the covered car parking space(s) in the Project cannot be transferred / leased / sold or dealt otherwise independently of the Apartment/ Flat. All clauses of this Application Form and the Agreement for Sale pertaining to allotment, possession, cancellation etc. shall also apply mutatis mutandis to the covered car parking space(s).
14. Any application remaining incomplete or deficient in any respect and/or not accompanied by the required remittance or required documentary evidence will be liable to be rejected. In the event of any false information being furnished to the Developer, this Application Form shall be liable to be summarily rejected and allotment shall stand cancelled whenever such defect is detected even if allotment in favor of the Applicant(s) has/have been made. In this case, the Application Money or any other amounts paid by the Applicant(s) shall be refunded to the Applicant(s) as mentioned in this Application Form without interest and without any liability towards costs/losses/damage etc. after deducting cancellation charges as determined by the Developer.
15. On Applicant/s committing default in payment on due date of any amount payable by Applicant/s to the Developer under this Agreement; any installment/s of the said purchase price/consideration the Applicant/s without prejudice to any other rights of the Developer under the provisions of Real Estate (Regulations & Development) Act, 2016 and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017 shall be liable to pay the same with interest thereon, from the date they fall due till the date of receipt / realization of payment by the Developer, calculated on the basis of the State Bank of India’s marginal cost of lending rate plus 2 (Two) percentage. Provided further that in case of the State Bank of India marginal cost of lending rate is not in use it would be replaced by such rate as may prescribed by the RERA Act, 2016 or the rules framed thereunder.
16. In the event this Application Form is withdrawn / cancelled by the Applicant(s) after his/her/their/its acceptance before allotment, the Developer shall be entitled to forfeit all the amounts received from the Applicant(s) subject to a maximum of Rs. 1,00,000/-(Rupees One Lakh only) *plus* all taxes paid *plus* applicable taxes including GST on such cancellation.
17. In the event if the Applicant(s) fails or neglects to (i) make the payment of the sale consideration and all other amounts due including but not limited to estimated other charges due from the Application(s) as mentioned in this Application Form and/or Allotment Letter and/or Agreement for Sale on due dates (ii) comply with their obligations as set out in the foregoing documents, at any point of time, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer, after giving 15 (Fifteen) days prior notice to the Applicant(s), to cancel/terminate the transaction and refund the “**Remaining Amount**”, if any, without any liabilities towards costs/damages/interest etc. without interest upon registration of the deed of cancellation to the Applicant(s). “Remaining Amount” shall be calculated as Total Amount Paid by the Applicant(s) to the Developer as reduced by aggregate amount of (i) 20 % of the total consideration, (ii) taxes paid/payable on Demand/s raised till date of termination, (iii) brokerage paid to channel partners/brokers, if any, (iv) administrative charges as per Developer’s policy, (v) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement for Sale is registered, (vi) any other taxes including GST which are currently applicable or may be applicable in future on such cancellation (vii) subvention cost (if the Applicant(s) has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank and (viii) interest accrued on amount of delayed / due payments till the date of termination. For the sake of clarity, the interest and/or taxes paid on the sale consideration shall not be refunded upon such cancellation / termination. Further upon communicating the termination of this Agreement by the Developer to the Applicant(s), pending refund of the Remaining Amount as aforesaid, the Developer shall be at liberty to dispose off and/or to sell the said Apartment to such person or persons at such price and on such terms and conditions as the Developer may think fit in its absolute discretion and the Applicant(s) shall have no objection on the same. The Applicant(s) acknowledge(s) and agree(s) that such refund of the Remaining Amount, if any, to the Applicant(s) shall be deemed to be full and final settlement of the claim. Such refund shall be in the name of the first applicant (as per the Application Form) /lender (in case the Applicant(s) have procured loan from a financial institution) as the case may be.
18. Due to any operation of law or any statutory order or otherwise, if a portion of the Project or the entire Project is discontinued or modified resulting in cancellation of allotment, then the Applicant(s) affected by such discontinuation or modification will have no right of compensation from the Developer in any manner including any loss of profit. The Developer will, however, refund all the money received from the Applicant(s) without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.
19. The Applicant(s) has/have applied for allotment of the Apartment/ Flat in the Project with full knowledge of the laws, notifications, rules and regulations applicable to the Project and agrees, undertakes and covenants to abide by the terms hereof as well as Allotment Letter and the Agreement for Sale (when executed) and applicable laws.
20. The Applicant(s) is/are aware that:
21. The Applicant(s) along with other Apartment Purchasers in the Project / Building/s shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developer may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Developer within 7 (seven) days of the same being forwarded by the Developer to the Applicant(s), so as to enable the Developer to register the common organization of Purchaser/s. No objection shall be taken by the Applicant(s) if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
22. The Developer shall have the option to form a separate Co-operative Housing Society of the Buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the Conveyance of the entire layout will be executed in favour of such Federal society and no separate Conveyance will be executed in favour of any Society.
23. The Developer may, with a view to ensure high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company, the maintenance and management of the Project even after formation of the Association/Apex Body/Apex Bodies. The Developer may also retain some portion / units / flats in the Project which may be subject to different terms of use as may be permissible under law. The Applicant(s) hereby give(s) his/her /their/its unequivocal consent for the aforesaid. For this purposes the Developer may, in its discretion, provide suitable provisions in the constitutional documents of the Association/Apex Body/Apex Bodies.
24. The Applicant(s) is/are aware that for the purposes of maintenance and management of the Project, the Developer would be appointing a Facility Management Company, at its sole discretion without any reference to the Applicant(s) and other occupants of the Project on such terms and conditions as the Developer may deem fit and the Applicant(s) agree(s) and consent(s) to the same.
25. The Applicant(s) agree(s) and undertake(s) to pay all charges towards electricity, water and sewerage connection, maintenance charges for upkeep and maintenance of various common services and facilities and limited common area (if any) (excluding internal maintenance within the Apartment/ Flat) etc. as may be levied by Developer or condominium / association of Apartment/ Flat purchasers at the Project or by the maintenance agency / property manager appointed for the said purpose by Developer.
26. The Developer shall confirm the final carpet area that has been allotted to the Applicant(s) after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. It is hereby clarified in case of minor additions required due to architectural and structural reason duly recommended and verified by Architect or Engineer, the Developer shall intimate the Applicant(s) in writing and the Applicant(s) hereby give their consent for such minor change or addition.
27. The plans, specifications, images and other details herein may undergo change in accordance with applicable law, directions/orders of the statutory authorities. The process of approvals may has/have been initiated and some of the approvals may be received over a period of time.
28. The Applicant(s) agree(s) that the Developer shall have the right to raise construction finance/loan from any financial institution/bank and create a mortgage/charge in respect of the Project /Project Land subject to the Apartment/ Flat, being free from any encumbrance at the time of handing over the possession of the Apartment/ Flat. The loans/finance obtained by the Developer against the security of the Project shall be repaid by the Developer.
29. All cheque/demand drafts/remittance should be issued / deposited in favor of **“Mounthill Realty Private Limited Account Collection”** payable at Mumbai and/or as stipulated by the Developer from time to time. The first/sole Applicant shall mention his/her/its name, flat no., wing, applied for, behind the cheques/demand drafts. The payments made by cheque are subject to realization. Date of actual credit shall be treated to be the date of realization.
30. The Applicant(s) hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Applicant(s) under this Application Form towards the said Apartment/ Flat is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively “**Anti – Money Laundering Regulations**”).

The Applicant(s) further declare(s) and authorize(s) the Developer to give personal information of the Applicant(s) to any statutory authority as may be required from time to time. The Applicant(s) further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

The Applicant(s) further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Developer shall at its sole discretion be entitled to cancel/terminate this Application Form / Allotment Letter / Agreement for Sale. Upon such termination the Applicant(s) shall not have any right, title or interest in the said Apartment/ Flat neither have any claim/demand against the Developer, which the Applicant(s) hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Applicant(s) shall be refunded by the Developer to the Applicant(s) in accordance with the terms of Application Form / Allotment Letter / Agreement for Sale only after the Applicant(s) furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Applicant(s).

1. If any of the payment Cheques/Banker's Cheque or any other payment instructions of/by the Applicant(s) is/are not honored for any reason whatsoever, then the same shall be treated as default and the Developer may at its option be entitled to exercise the recourse available herein. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and all further payments shall be accepted through bank demand draft(s)/Electronic Transfer/NEFT/RTGS only. In the event of dishonor of any payment cheque, Developer have no obligation to return the original dishonored cheque.
2. The Applicant(s) agree(s) to abide by the Developer’s terms of allotment and sale and also agree(s) to acknowledge the Allotment Letter, execute the Agreement for Sale and all further documents as may be required to complete the transaction. The Applicant(s) undertake(s) to pay the charges mentioned in Clause 16 of this Application Form.
3. The Developer reserves its right to enhance Estimated Other Charges as mentioned in **Annexure “E”** at its sole discretion.
4. The Developer has informed the applicant that at the time of registration of project with MAHARERA the developer has declared date of completion of Phase of project on MAHARERA Website as December 2024. The Developer has informed the applicant that the Developer intends to extend the date of completion of project to 31st December 2027 and will make appropriate application for extension of date for completion of registered project at appropriate time. The Allottee/Applicant hereby gives her/his irrevocable consent for making an application seeking extension of date of completion of the project and further undertakes to sign all such necessary applications, forms or undertakings/affidavits which the developer will require for seeking extension of date for completion of project to December 2027. The Allotee/ applicant understands that the Allotee/ Applicant shall not be entitled for and will not seek any compensation for completion of project on or before 31st December 2027
5. The Developer shall endeavor to offer possession of the Apartment along with the delivery of the Common Areas to the Applicant(s) on or before 31st December, 2027 ("**Delivery Date**"), subject to the Applicant(s) being in compliance of all its obligations all along under this Application or Allotment Letter or Agreement for Sale including timely payments of amounts which is the essence of this transaction. Provided however that the Delivery Date shall stand extended on account of (i) any "Force Majeure" events and/or (ii) "Reasons beyond the control of the Developer and/or its agents" and/or (iii) Non-compliance or default on the part of the Applicant(s) including non-payment or delayed payment of installment by the Apartment Applicant(s). For the purpose of this Agreement, "Force Majeure" event shall mean war, invasion, threat of or preparation of war, storm, flood, drought, fire, explosion, cyclone, earthquake, landslide, subsidence, structural damage, or other natural disaster, calamity, civil commotion or any other epidemic, natural disaster, calamity caused by nature affecting the regular development of the Project and act of God; any notice, order, rule, circular, notification, press release, legislation, directive of the Government and / or other public competent authority / Court. If the Developer fails and neglects to give possession of the said Apartment to the Applicant(s) on account of reasons other than reasons mentioned above for extension of Delivery Date, the Developer shall be liable on demand to refund to the Applicant(s) the amounts already received from him/her/them in respect of the said Apartment with interest from the date of payment of such amount till refund thereof. In case the Applicant(s) desires to continue in the Project beyond the Delivery Date, then the Developer subject to Extension Event, shall pay applicable interest to the Applicant(s) on the amounts paid by the Applicant(s) for every month of delay till the date of the Developer offering possession.
6. The Applicant(s) further agree(s) and acknowledge(s) that the Developer’s obligation of delivering possession of the Apartment/ Flat shall come to an end on the of expiry of the time as mentioned in the letter for possession and that subsequent to such date the Developer shall be neither responsible nor liable for any obligation towards the Applicant(s) for the possession of the Apartment/ Flat. Notwithstanding anything mentioned in this Application Form if the Applicant(s) fails to respond or neglects to take possession of the Apartment/ Flat as stipulated in the possession letter, then the Applicant(s) shall be liable to pay to the Developer Rs.110/- (Rupees One Hundred only) per month per square meter of the Total Area (“Holding Charges”) and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities for the period of such delay, which shall be payable within the time period stipulated by the Developer. During the period of said delay the Apartment/ Flat shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Applicant(s) in relation to its deterioration in physical condition.
7. The Applicant(s) further agree(s) that till the time, the possession of the Flat is handed over to the Applicant(s) by the Developer in terms of this Agreement, the Applicant(s) only upon payment of (i) minimum 50% (fifty percentage) of the Consideration by the Applicant(s) and (ii) a term of 1½ (one and a half) years (i.e. eighteen months) has elapsed from the date of this Allotment Letter issued by the Developer, may transfer his rights, title and interest in the Flat under this Agreement to any third person / entity after obtaining prior written consent of the Developer. Any such transfer by the Applicant(s) shall be subject to the terms and conditions of this Agreement, Applicable /relevant Laws, notifications/ governmental directions, the Applicant(s) submitting documentary proof as may be required by the Developer, payment of the monies due and payable by the Applicant(s) under this Agreement and payment of applicable transfer / administrative fee to Developer @ 3% of the Total Consideration Amount plus applicable GST/Other Taxes apart from the Documentation Charges and/or Legal fees and applicable taxes thereon payable to Lawyer/ service provider. Further, the Developer reserves the right to allow such transfer at its sole discretion. On such transfer recorded / endorsed by the Developer, the Applicant(s) along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Agreement. The Applicant(s) shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.
8. Application once made will be final. However, changes can be made only at the discretion of the Developer.
9. The Statutory Charges, taxes, government levies etc. are based on the current applicable rules/rates and may vary at the time of actual payment. Any upward revision or introduction of new taxes thereto will be borne by the Applicant(s). Statutory Charges as applicable from time to time is payable proportionately along with every installment. The Statutory Charges may be applicable on estimated other charges as well.
10. The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (“**TDS**”) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate in the prescribed timelines mentioned in the Income Tax Act, 1961.
11. The Applicant(s), who are non-resident/foreign national of Indian Origin, clearly and unequivocally confirm(s) that, in respect of all remittances, acquisitions/transfer of the Apartments in the Sale Building, it shall be his/her/their sole responsibility to comply with the provisions of the Foreign Exchange Management Act, 1999 ("**FEMA**") or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India **("RBI")** or any other applicable law from time of time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of FEMA or such statutory enactments or amendments thereof and the rules and regulations of the RBI or any other applicable law from time to time. The Applicant(s) agrees that in the event of any failure of his/her/their part to comply with the prevailing exchange control guidelines, the Applicant(s) alone shall be liable for any action under FEMA or any other para material provisions of law, statutory modifications or re-enactments thereto. The Developer accepts no responsibility in this regard and the Applicant(s) agrees to indemnify and keep the Developer indemnified and saved harmless from any loss or damage caused to it for any reason whatsoever.
12. The Applicant(s) have represented and warranted to the Developer that the Applicant(s) is fully capable to make all the payments out of his own resources towards the purchase and maintenance of the Apartment/ Flat as and when demanded by the Developer. The Applicant(s) understand and agree that he will apply for the home loan, if required, to any Bank/Financial institution at his sole cost, liability, risk and consequences only after obtaining prior written permission from Developer. The Applicant(s) agree and understand that it shall not be the responsibility or liability of the Developer to make arrangements or facilitate in any manner whatsoever in the sanctioning and disbursement of said Loan to the Applicant(s). However, the Developer shall not have any financial obligation / liability towards such financial institution / bank etc. and the Applicant(s) shall always keep the Developer fully indemnified and harmless against the same and execute any undertaking/ declaration / tripartite agreement as may be required by Developer in this regard.
13. The name of the Project **“PANVEL HILLS THE PYRAMID”** or of the individual towers may be changed at the sole discretion of the Developer and the Applicant(s) shall not be entitled to raise any objection/hindrance on the same.
14. In the event, the Applicant(s) intends to terminate this booking after execution of agreement for sale, then the Applicant(s) shall give a prior written notice (“Notice”) of 60 (sixty) working days to the Developers expressing his/her/its intention to terminate this booking. In case of cancellation / withdrawal / termination of this Booking, Application Form / Allotment Letter / Agreement for Sale, all documents executed / received by the Applicant(s) in furtherance thereto shall stand cancelled / terminated for all intents and purposes and the Applicant(s) shall return all documents (in original) to the Developer. Upon receipt of notice for termination by the Developer, the developer shall be entitled to forfeit all the amounts received from the Applicant(s) except the Remaining Amount, if any, as defined in Clause (q) above.
15. All correspondences will be made with the Applicant(s) at the permanent address / address for correspondence (mentioned above) and/or on the e-mail address provided by the Applicant(s) and to the Developer at the address indicated by the Developer. In the event the Applicant(s) change their address, the same shall be informed to the Developer and an acknowledgement shall be obtained from the Developer acknowledging such change. In the event of there being multiple applicants, all communication will be sent by the Developer to the first Applicant as mentioned in this Application Form and the same shall for all purposes be considered as served on all Applicant(s).
16. The Applicant(s) is/are fully conscious that it is not incumbent on the part of the Developer to send reminders/notices in respect of their obligations as set out in this Application Form including but not limited to their obligation to pay the amounts due to the Developer.
17. In the case of joint Applicant(s) of the Apartment/ Flat, unless a duly executed instruction by all such joint Applicant(s) is provided to the Developer at the time of termination, all payments/ refund to be made by the Developer to the Applicant(s) under the terms of this Application Form / the Allotment Letter / the Agreement for Sale, upon termination, shall be made to the first mentioned Applicant, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint Applicant(s).
18. Any dispute between parties shall be settled amicably. In case the Parties are unable to settle their disputes amicably, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.
19. The Applicant(s) agree and undertake to use the Apartment/ Flat for residential purpose alone and for no other purpose. The Applicant(s) shall abide by the community rules and regulations for the residents and visitors to the Project.
20. Unless the context otherwise requires, reference to one gender includes a reference to the other, words importing the singular include the plural and vice versa, which means the use of singular expressions shall also include plural expressions and masculine includes the feminine gender wherever the context of this Application form so demands.
21. Developer may improve the specifications as mentioned in “Annexure B” even without any express approval of the purchaser/s.

**ANNEXURE B**

**SPECIFICATIONS OF FIXTURES AND FITTINGS OF THE APARTMENT**

|  |  |
| --- | --- |
| **Area** | **Specification** |
| **LIVING** |  |
| Flooring / skirting | Ceramic Tiles − 600mmx600mm, Skirting − 100 mm |
| Wall & Ceiling | 1 coat of Primer + 2 Coat distemper finish |
| Ceiling | 1 coat of Primer + 2 Coat distemper finish |
| Doors | 32mm thick Flush Door (Block board) with 0.8mm laminate on both side |
| Door Frames | Hardwood |
| Windows | Powder Coated Aluminium Windows with 5mm thick clear glass − 2 track |
| **BEDROOM** |  |
| Flooring | Ceramic Tiles − 300x300ƒ600x600, Skirting − 100 mm |
| Wall & Ceilings | 1 coat of Primer + 2 Coat distemper finish |
| Doors | 32mm thick Flush Door (Block board) painted on both side |
| Door Frames | Hardwood |
| Windows | Powder Coated Aluminium Windows with 5mm thick clear glass − 2 track |
| **KITCHEN** |  |
| Flooring | Ceramic Tiles − 300mmx300mm, Skirting − 100 mm |
| WallƒDado | 1 coat of Primer & Glazed Ceramic Tiles on Dado (ln front of kitchen counter only − 600mm high) |
| Ceiling | 1 coat of Primer + 2 Coat distemper finish |
| Doors | Openings Only − No door |
| Windows | Powder Coated Windows with 5mm thick float glass − 2 track |
| Kitchen Counter top | 600mm Width x 25mm thick Granite Counter top |
| **TOILETS** |  |
| Flooring | Antiskid Ceramic Tiles − 300mmx300mm |
| Wall | Glazed Ceramic Tiles − 300mmx300mm upto 2.1m + 1 coat of Primer above tiles |
| Ceiling | 1 coat of Primer |
| Doors | 32mm thick Flush Door (Block board) painted on both side |
| Door Frames | Hardwood |
| Ventilators | Aluminium Frame and Glass louvers |
| **BALCONY** |  |
| Flooring | Antiskid Ceramic Tiles − 300mmx300mm |
| Doors | 32mm thick Flush Door (Block board) painted on both side |
| Door Frames | Hardwood |
| **WATERPROOFING** |  |
| Roof | Brickbat Coba |
| Toilets / Balcony | Liquid applied Waterproofing |
| **MISCELLANEOUS** |  |
| Internal walls | Acrylic Putty finish  Ceiling − 6mm thick, smooth plaster  External Wall − Texture paint |

**ANNEXURE C**

**COMMON AREAS, FACILITIES AND AMENITIES**

1. Internal Road with Internal Road Street Lights;
2. Fire Fighting Systems;
3. Rain Water Harvesting;
4. Storm Water Drains;
5. Water Supply;
6. Sewerage (Chamber, Lines, Septic Tank);
7. Sewage Treatment Plant;
8. Electrical Meter Room, Sub-Station, Receiving Station
9. Landscape Gardens, Palm Court, Children’s play area, Senior citizen sitting area, Gazebo sitting;
10. Club House having Swimming Pool, Multipurpose Hall, Indoor Games, Library and Gymnasium; and
11. Jogging and Cycling track;

**ANNEXURE D**

**PAYMENT SCHEDULE**

|  |  |
| --- | --- |
| **Milestone** | **Percentage** |
| Before Allotment | 10% |
| Upon Execution of Agreement for Sale | 10% |
| On Foundation of the Wing/Building | 10% |
| On Completion of Plinth of the Wing/Building | 10% |
| On 3rd Floor Roof Casting of the Wing/Building | 4% |
| On 5th Floor Roof Casting of the Wing/Building | 4% |
| On 7th Floor Roof Casting of the Wing/Building | 4% |
| On 9th Floor Roof Casting of the Wing/Building | 4% |
| On 11th Floor Roof Casting of the Wing/Building | 4% |
| On 13th Floor Roof Casting of the Wing/Building | 4% |
| On 15th Floor Roof Casting of the Wing/Building | 4% |
| On Completion of Last Slab of the Wing/Building | 2% |
| On Completion of the walls, internal plaster, floorings, door and windows of the Apartment/flat | 5% |
| On Completion of the Sanitary fittings, stair cases, Lift wells, lobbies up to the floor level of the Apartment/flat | 5% |
| On Completion of the external plumbing and external plaster and terraces with waterproofing of the Wing/Building | 5% |
| on Completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection and paving of area appertain of the wing/Building | 10% |
| At the time of handing over of possession of Apartment or on receipt of Occupation Certificate or Completion Certificate | 5% |

**ANNEXURE E**

**ESTIMATED OTHER CHARGES**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sl No.** | **Particulars** | **Rate –Fixed (Rs.)** | **Rate (In Rs.)**  **Per Sqr. Mtr of Carpet Area** |
| (i) | Estimated amount towards share money, application entrance fee of the Society, or Limited Company (“association”) / Federation / Apex Body | 2000 |  |
| (ii) | Estimated amount towards Proportionate Share of Taxes and Other Charges / Levies in Respect of The Society or Limited Company / Federation / Apex Body |  | 1500 |
| (iii) | Estimated amount towards deposit towards provisional monthly contribution towards outgoings of Society or Limited Company / Federation / Apex Body |  | 1200 |
| (iv) | Estimated amount towards for deposit towards water, electric, gas and other utility and services connection charges |  | 1000 |
| (v) | Estimated amount towards for deposits of electrical receiving and sub-station in the Layout/phase |  | 150 |
| (vi) | Estimated amount towards Advance maintenance charges for 12 months for purpose of management and maintenance of Building/Wing and its vicinity |  | 1200 |

The contents of this Application Form, including the terms and conditions therein and price and payment plan have been explained to me/us and I/we hereby solemnly agree to be bound by them.

|  |  |  |  |
| --- | --- | --- | --- |
| Signature |  |  | Signature |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
| (First/Sole Applicant) |  |  | (Second Applicant) |

