



Nimai Place

Sector- 114, Gurgaon

Application Form

Y B BUILDERS PVT. LTD.
SCO - 304, SECTOR - 29,
GURUGRAM - 122002,
HARYANA.

Dear Sir/s,

I/We request that I/We may be provisionally allotted a commercial shop / office / studio apartment (hereinafter referred as a unit) in the project “**Nimai Place**” (hereinafter referred as project) at Sector - 114, Gurugram, being developed/ constructed by Y B Builders Pvt. Ltd. and being marketed by Nimai Developers Pvt. Ltd. (hereinafter referred as company) sanctioned under License by the DTCP of Haryana in favour of Y B builders Pvt. Ltd.

I/we remit herewith a sum of Rs..... (Rupees.....
..... only by Bank Draft/Cheque
No..... Dated..... Drawn on.....
bank payable at New Delhi / Gurugram towards booking amount.

I/We hereby agree and confirm that the payment made to the Company by me/us either with this application or thereafter to the extent of 10% of the Basic sale price plus Preferential Location Charges (PLC) of the said Unit shall constitute earnest money and the said Earnest Money shall stand forfeited if I/We fail to abide by any of the terms and conditions of this Application including failing to execute and return the Allotment Letter cum Buyer’s Agreement to the Company within 21 days of its dispatch to me/us.

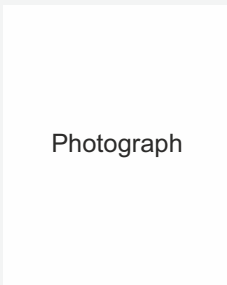
In the event of the Company accepting my/our Application and agreeing to provisionally allot the Unit, I/We agree to pay the balance Basic Sale Price, PLC, External Development Charges (EDC), Infrastructure Development Charges (IDC), and all other charges/dues as stipulated in this Application and the Payment Plan attached as Annexure-A and as may be stipulated in the Allotment Letter cum Buyer’s Agreement.

I/we have clearly understood that this application does not constitute an Agreement to sell and I/we do not become entitled to the provisional allotment and/or final allotment of a Unit notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this Application. I/we also agree to sign and execute, as and when required, the Allotment Letter cum Buyer’s agreement and other related documents and further understand that it is only after I/we sign and execute the Allotment letter cum Buyer’s Agreement, agreeing to abide by the terms and conditions laid down therein which I/we have read, completely understood and agreed upon, and a copy is also executed by the authorized signatory of the Company and dispatched to me/us that the allotment shall become final and binding upon the Company.

My/our particulars are given below for your reference and record:

SOLE OR FIRST APPLICANT

Mr / Mrs /Ms:.....
S/W/D/ of:.....
Nationality:..... Age:.....
Profession / Occupation



Photograph

Residential Status:

Resident / Non-Resident / Foreign National of Origin.....
Income Tax Permanent Account No.....
Ward/Circle/range and place where assessed to income tax.....

Mailing Address.....

Tel No.:..... Mobile:.....
Fax No.

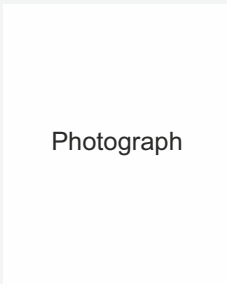
Office Name & Address:

Tel No. Fax No.
Email ID:

Permanent Address:

SECOND APPLICANT

Mr / Mrs /Ms:.....
S/W/D/ of:.....
Nationality:..... Age:.....
Profession / Occupation



Photograph

Residential Status:

Resident / Non-Resident / Foreign National of Origin.....
Income Tax Permanent Account No.....
Ward/Circle/range and place where assessed to income tax.....

Mailing Address.....

Tel No.:..... Mobile:.....
Fax No.:.....

Office Name & Address:

Tel No.:..... Fax No.:.....
Email ID:

Permanent Address:

THIRD APPLICANT

Mr / Mrs /Ms:.....
S/W/D/ of:.....
Nationality:..... Age:.....
Profession / Occupation



Residential Status:

Resident / Non-Resident / Foreign National of Origin.....
Income Tax Permanent Account No.....
Ward/Circle/range and place where assessed to income tax.....

Mailing Address:

Tel No.:..... Mobile:.....
Fax No.

Office Name & Address:

.....
Tel No. Fax No.
Email ID:

Permanent Address:

.....

DETAILS AND VALUE OF UNIT TO BE PURCHASED

Type of Unit: Shop Office Studio Apartment

Unit No.:.....

Floor:.....

Preference Location Type:.....

Area of Unit:.....Sq.Ft. (Approx)Sq.Mtr. (Approx)

Carpet Area :.....Sq.Ft. (Approx)Sq.Mtr.(Approx)

*Basic Rate:.....Sq.FtSq.Mtr.

Preference Location Charge Rate:.....Sq.FtSq.Mtr.

Basic Sale Price of Unit Amount (Rs.).....

Preference Location Charge:.....

Total Basic Cost Including PLC:.....

EDC & IDC Charges:.....

Car Parking & Other Charges (if any).....

*Exclusive of EDC, IDC, Car parking, Power back up charges, External Electrification, Fire Fighting charges, Interest free Maintenance deposit, common maintenance charges, stamp duty, registration charges, GST and any other Government levies/taxes, other allied charges which are payable additionally as per terms and conditions of Application and Allotment Letter.

PAYMENT PLANS:

Please see Annexure A

Note:

- A. Prices are Escalation free but subject to revision/withdrawal without notice at company's sole discretion.
- B. For Prices, areas, additional rates for preference locations and other details please see price list and Payment Plan applicable at the time of Registration/Booking.
- C. One car parking is mandatory with every unit (Retail, Office & Studios) of the project.
- D. Allotment of Units with preferred location is subject to availability and on Company's discretion.
- E. The rights/interest in the said unit cannot be sold/transferred till the formalities pertaining to allotment of the said unit are made in applicant's favour and until all the dues payable to company are fully paid.
- F. In case PAN card No. is not provided, Applicant(s) must provide declaration in Form No. 60 (See Annexure B).
- G. Payments to be made by A/c Payee Cheque(s)/Demand Draft(s) in favour of "Y B Builders Pvt. Ltd.", payable at New Delhi/Gurugram only Out station Cheques/ Drafts will not be accepted.
- H. Delay in payments attracts simple interest @ 16% p.a.

I/We the applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been concealed there from. I/We have read understood agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of this Application and Allotment Letter to be executed.

Yours faithfully,

Signature of Applicant(s)

Second Applicant(s)

Third Applicant(s)

Dated _____

Place _____

FOR BROKER'S USE ONLY

Name of Agent

Agent Code.....

Agent Stamp

Agent Signature

GST Reg. No.....

RERA Reg. No.

NOTE: AGENTS MUST PUT THEIR STAMP AND SIGNATURE AT APPROPRIATE PLACE AND ENSURE THAT COPY OF THEIR PAN CARD AND GST REGISTRATION IS SUBMITTED TO COMPANY NON COMPLIANCE MAY DELAY RELEASE OF COMMISSION TO THEM

FOR OFFICE USE ONLY

SELLING STAFF'S NAME

Application: Accepted..... Rejected.....

DETAILS OF UNIT ALLOTTED

Type of Unit: Shop Office Studio Apartment

Unit No.:.....

Floor:.....

Preference Location Type:.....

Area of Unit:.....Sq.Ft. (Approx)Sq.Mtr. (Approx)

Carpet Area :.....Sq.Ft. (Approx)Sq.Mtr.(Approx)

*Basic Rate:.....Sq.FtSq.Mtr.

Preference Location Charge Rate:.....Sq.FtSq.Mtr.

Basic Sale Price of Unit Amount (Rs.).....

Preference Location Charge:.....

Total Basic Cost Including PLC:.....

EDC & IDC Charges:.....

Car Parking & Other Charges (if any).....

*Exclusive of EDC, IDC, Car parking, Power back up charges, External Electrification, Fire Fighting charges, Interest free Maintenance deposit, common maintenance charges, stamp duty, registration charges, GST and any other Government levies/taxes, other allied charges which are payable additionally as per terms and conditions of Application and Allotment Letter.

Payment received at the time of booking vide Cheques / DD / Pay Order No.....

Dated.....for Rs..... Drawn on..... Bank

Provisional booking receipt No..... Dated.....

Authorized Signatory

Dated.....

Place.....

Checklist - ATTENDING STAFF/ INCHARGE TO ENSURE THAT FOLLOWING REQUIREMENTS HAVE BEEN COMPLIED WITH.

- GST, as applicable, has been collected.
- Correct form is used for Direct / Broker Booking.
- PAN Card copy / Form 60 from all applicants received.
- Residence Proof (Passport / Driving Lic. / Ration Card etc.) Received.
- Passport Size Photo of all applicants pasted on app. Place.
- Telephone / Mobile Numbers of all applicants written at app. Place.
- Applicants have signed at all required places including Declaration.
- All correction and pastings are authorized by applicants by signing on/near to them.
- Unit details and cost verified with Lay out and applicable price list.
- Cheque / DD is payable at Delhi / New Delhi / or locally at project location.
- If Broker Booking, Broker's name, Signature, RERA Registration Number and stamp are at appropriate place.

In case of NRI applicants following additional documents are required:

- Passport copy with Validity visa page received.
- Letter from Bank on Bank's Letter head confirming that the cheque has been issued from NRI's NRO or NRE account held with them. This is not required if money is remitted or Draft is made by NRI from outside India.

Annexure-‘A’

PAYMENT PLAN

(May be changed from time to time, please see current Payment Plan applicable at the time of Booking)

DOWN PAYMENT PLAN

STAGES

On Application for Booking	:	10% of BSP
Within 60 days of Booking	:	85% of BSP + 100% of PLC + 100% of Parking + 100% of EDC & IDC
At the time of Offer of Possession	:	5% of BSP + IFMS + Power Back-up + Registration Charges + Other charges as applicable

CONSTRUCTION LINKED PAYMENT PLAN

CONSTRUCTION SCHEDULE

On Booking	:	10% of BSP
Within 60 days of Booking	:	10% of BSP
On Start of Excavation	:	15% of BSP
On Casting of Second Basement Floor Slab	:	7.5% of BSP + 50% of EDC & IDC
On Casting of First Basement Floor Slab	:	7.5% of BSP + 50% of PLC
On Casting of First Floor Slab	:	7.5% of BSP + 50% of PLC + 50% of Parking
On Casting of Third Floor Slab	:	7.5% of BSP + 50% of EDC & IDC
On Casting of Fifth Floor Slab	:	7.5% of BSP
On Casting of Seventh Floor Slab	:	7.5% of BSP + 50% of Parking
On Casting of Ninth Floor Slab	:	7.5% of BSP
On Start of Flooring	:	7.5% of BSP
At the time of Offer of Possession	:	5% of BSP + IFMS + Power Back-up + Registration Charges + Other charges as applicable

PRICES

Basic Sales Price (BSP)	As Applicable
Preferential Location Charges (PLC)	As Applicable
EDC + IDC + Other Development Charges	As Applicable
Car Parking Charges	Rs. 4,00,000/- each parking
Interest Free Maintenance Security (IFMS)	Rs. 200/- per sq.ft.

First Applicant(s)

Second Applicant(s)

Third Applicant(s)

Annexure-‘B’
TAXMAN STATUTES

FORM NO. 60
(See third provision to Rule 114B)

Form of Declaration to be filled by a person who does not have a Permanent Account Number General Index Register Number and who makes payment in cash in respect of Transaction specified in clause in (a) to (h) of rule 114B.

1. Full Name and address of the declaring.....
.....
2. Particulars of Transaction.....
.....
3. Amount of the Transaction.....
4. Are you assessed to tax? Yes / No
5. If Yes
 - i. Details of Ward/Circle/Range where the last return of income was filled
 - ii. Reasons for not having Permanent number / General Index Registrar Number
6. Details of document being produced in support of address in column (1)
.....

VERIFICATION

I, do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the Day of200.....

.....
Signature of the declarant Instructions:

Date.....

Place.....

Documents which can be produced in support of the address are:-

- (a) Passport
- (b) Driving Licence
- (c) Identity Card Issued by an Institution
- (d) Copy of the electricity/telephone bill showing residential address.
- (e) Any document or communication issued by an authority of Central/ State Government or local bodies showing residential address.
- (f) Any other documentary evidence in support of his/her address given in the declaration.

Marketed by :



Y B Builders Pvt. Ltd.

SCO-304, Sector-29, Gurugram-122002, Haryana.

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www.nimaidevelopers.com