

KRISUMI CORPORATION PRIVATE LIMITED

CIN: U70200HR2012PTC064545

(RERA ID: _____)

Application for allotment of a residential apartment in ‘WATERFALL SUITES II’ in Sector 36A, Gurugram, Haryana (“Application Form”)

KRISUMI CORPORATION PRIVATE LIMITED

3rd Floor, Central Plaza Mall,
Golf Course Road, Sector-53
Gurugram – 122 001, Haryana

Dear Sir / s,

1. I / we request that I / we may be provisionally allotted a residential apartment tentatively admeasuring carpet area of approx. _____ Square Meters (_____ sq. ft.) (“**Apartment**”) in the group housing project “**WATERFALL SUITES II**”, (“**Project**”) being developed by Krisumi Corporation Private Limited (“**Developer**” / “**Company**”), on land admeasuring **0.785 acres** comprised in Rectangle No. 2 Killa Nos. 23min, 24min and Rectangle No. 8 Killa No. 3min of Village Sihi, Sector 36A, Gurugram, Haryana (“**Project Land**”), forming part of lands comprised in licenses bearing No. 39 of 2013, No. 85 of 2014 and No. 166 of 2023 (“**Licenses**”).
2. I / we understand that the Project is part of a larger township / colony, namely, “**Krisumi City**” being developed by the Company in phases on a larger land parcel admeasuring 30.38125 acres at Villages Sihi & Harsaru, Sector 36A, Gurugram, Haryana.
3. A sum of Rs. _____ (Rupees _____ only) by way of Cheque / DD / Pay Order / RTGS / NEFT No. _____ dated _____ Drawn on _____ Bank, _____ Branch, _____ (State) has been tendered by me / us, along with the application towards the provisional allotment of an apartment (“**Advance Amount**”).
4. I am / We are aware that the Project has been registered under the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) and Real Estate (Regulation and Development) Rules, 2017 for the state of Haryana (“**Rules**”) as a separate phase of Krisumi City. The Haryana Real Estate Regulatory Authority (“**HRERA**”) has duly issued the certificate of registration No. _____ dated _____ for the Project (“**RERA Certificate**”) and the details of the Project and other related documents and approvals are mentioned on HRERA’s website.
5. I / we have seen floor plan, layout / site plan, draft of the Apartment Buyer Agreement / Agreement for Sale (“**Agreement**”) and all other related documents as shown to me by the Company and available on HRERA’s website and upon my / our own judicious judgment, I / we are applying for the provisional booking of the Apartment in the Project. I / We have personally visited the Project site before making this application. I am / We are fully aware of the location of the Project and terms of the Agreement.
6. I / we hereby agree, acknowledge, and understand the below mentioned facts and provide my / our irrevocable and unconditional consent for the same and further undertakes that I / We shall not raise any demand, claim, dispute, or objection whatsoever in this regard:
 - a) “**Krisumi City**” refers to the residential group housing project(s) / township(s) / colony(ies) being / to be developed by the Company in different phases, on its larger land situated at

Villages Sihi & Harsaru, Sector 36A, Gurugram, Haryana. The Project is being developed on the Project Land, as a separate phase within Krisumi City.

- b) 6 meter wide road runs along the South periphery of the Project and the said road shall pass through / connect the other phases of 'Krisumi City' ("**Common Access Road**") and the Common Access Road shall be used by the occupants / residents of such phases of Krisumi City for the purpose of ingress / egress to / from such phases. The Common Access Road shall always remain common for the entire 'Krisumi City' and its residents / occupants and such Common Access Road shall not be exclusively available for any phase of the 'Krisumi City';
 - c) The Company shall integrate and interconnect the common facilities of the Project (such as basement, STP, drainage, parking etc.) with other phases of Krisumi City. The Company is developing green area within other phase of 'Krisumi City' (identified as "Common Green Area" in the layout plan), and the said Common Green Area shall be available for the allottees of the Project for common use with the residents / occupants of the entire 'Krisumi City';
 - d) The Company is fully entitled, in its sole and absolute discretion, to avail / purchase / enhance any additional Floor Area Ratio ("**FAR**") in relation to the Project / Project Land / 'Krisumi City' under Transit Oriented Development ("**TOD**") Policy and / or any other policy prevailing in the State of Haryana and to utilize the said FAR on any other phase / area of the 'Krisumi City'. The said additional FAR shall be the sole entitlement of the Company and I / We shall not have any right, title or interest whatsoever in such additional FAR as well as I provide my irrevocable consent and no objection in this regard;
 - e) The Company has the right to integrate additional land parcel(s) in the Licenses and alter (increase or decrease) the area of Krisumi City and / or migrate part of its area / FAR for any other use permitted by the DGTCP or other competent authority.
 - f) The Company shall be developing the stipulated number of residential units for the EWS (Economic Weaker Section) corresponding to the Project in accordance with the applicable laws, rules and regulations. The Company shall carry out construction and development of EWS component attributable to the Project on a land parcel (outside the Project Land *as defined in Para 1*) earmarked for development of EWS residential units within Krisumi City; and
 - g) The Company may amend / modify / alter the sanction plan, layout plan, specifications, building plan and / or any other plans / approvals of "Krisumi City", subject to the applicable laws, rules and regulations, in such manner as may be solely and absolutely determined by the Company to achieve the understanding captured in Sub clauses b) to f) above, without affecting the layout of the residential tower / building, in which the Apartment is situated and / or the rights of the Allottee in the land underneath. I undertake to give my no objection and consent to the Company in the Company's format, as and when required for such integration of additional land parcel(s) in the Licenses.
7. In the event the Company agrees to provisionally allot an Apartment to me / us, I / we agree to make timely payment of all the instalments and other dues, charges, duties and taxes, as may be applicable, and execute the Agreement within the timeline prescribed by the Company. It is only after I / we have executed the Agreement, that the provisional allotment of the Apartment shall become effective.

8. I / We understand that this application does not constitute an agreement for sale of an Apartment, and I / we do not become entitled to the provisional allotment of an Apartment, notwithstanding that the Company may issue its receipt in acknowledgement of the Advance Amount.
9. I / We hereby understand that in case of my / our failure to execute Agreement in the manner as prescribed by the Company or in case I / we seek refund prior to execution of Agreement, then the amount of Goods & Services Tax (“GST”) deposited by the Company with the department shall be deducted and balance Advance Amount shall be refunded to me / us within a period of 90 (ninety) days from the termination / withdrawal of the application for allotment. The amount shall be refunded in name of first applicant only.
10. For any reference in this Application or future customer documentation in respect of the Unit, the term ‘Booking Amount’ shall mean 10% of the Total Sale Consideration.
11. That the conditions as mentioned above are not exhaustive for the purpose of provisional allotment of the Apartment and may further be supplemented and / or amended by the terms and conditions of allotment as mentioned in the allotment letter and thereafter in the Agreement.

My / Our particulars are given below for your reference and record (“Applicant” means and includes an individual applicant and joint applicants, jointly and severally, as the case may be):

1. SOLE OR FIRST APPLICANT

Mr. / Ms. / M / s. _____

S / W / D of _____

Nationality _____

Date of Birth ____ / ____ / ____; Anniversary date ____ / ____ / ____;

Business / Profession _____

Status: Resident / Non-Resident / Person of Indian Origin _____

Passport No. _____ (In case of “NRI / PIO”)

Income-tax Permanent Account No. _____ (Photocopy to be attached)

Aadhaar Card No. _____ (Photocopy to be attached)

Purpose: Self Use Investment for leasing Investment for re-sale

Whether any other property booked / owned in Gurugram, Haryana. Yes No

If yes, please provide details:

Mailing Address:



PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

Permanent Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____

Office Name & Address: _____

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

2. SECOND APPLICANT

Mr. / Ms. / M / s. _____

S / W / D of _____

Nationality _____

Date of Birth ____ / ____ / ____; Anniversary date ____ / ____ / ____;

Business / Profession _____

Status: Resident / Non-Resident / Person of Indian Origin _____

Passport No. _____ (In case of "NRI / PIO")

Income-tax Permanent Account No. _____ (Photocopy to be attached)

Aadhaar Card No. _____ (Photocopy to be attached)

Purpose: Self Use Investment for leasing Investment for re-sale

Whether any other property booked / owned in Gurugram, Haryana. Yes No

If yes, please provide details:

Mailing Address:



PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

Permanent Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____

Office Name & Address: _____

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

3. THIRD APPLICANT

Mr. / Ms. / M / s. _____

S / W / D of _____

Nationality _____

Date of Birth ____ / ____ / ____; Anniversary date ____ / ____ / ____;

Business / Profession _____

Status: Resident / Non-Resident / Person of Indian Origin _____

Passport No. _____ (In case of "NRI / PIO")

Income-tax Permanent Account No. _____ (Photocopy to be attached)

Aadhaar Card No. _____ (Photocopy to be attached)

Purpose: Self Use Investment for leasing Investment for re-sale

Whether any other property booked / owned in Gurugram, Haryana. Yes No

If yes, please provide details:

Mailing Address:



PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

Permanent Address:

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____

Office Name & Address: _____

PIN Code: _____ Tel. No. _____ Fax. No. _____

E-mail ID: _____ Mobile No.: _____

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IN CASE OF COMPANY / LLP / HUF / PARTNERSHIP FIRM / SOCIETY

Name: _____ Date of Incorporation / Formation _____

PAN: _____ CIN / LLP IN / OTHER: _____

GST Number: _____ Registered Office Address: _____

Authorised Signatory: _____

{For additional applicants use separate sheet(s)}

APARTMENT DETAILS:

Apartment No. _____ in Tower Name _____ on _____ Floor along with right to use _____ Car Parking.

Carpet Area of approx. _____ Square Meters (_____ sq. ft.)

Note: 1 square meter = 10.764 square feet

TOTAL PRICE: As per breakup below:

S. No.	Price Description	Amount in Rs.
A.	Box Price (BP) at the rate of Rs _____ per sq. mtr. (i.e.) Rs. _____ per sq. ft of carpet area	
B.	External Development Charges (EDC) & Infrastructure Development Charges (IDC)	
C.	Other charges	
D.	Sale Consideration (A+B+C)	
E.	Goods & Services Tax* (GST)	
F.	Total Sale Consideration (D+E)	
G.	Interest Free Maintenance Security Deposit (IFMSD)	
H.	Stamp Duty and Registration Fee on the Agreement for Sale*	
I.	Stamp Duty and Registration Fee on the Conveyance Deed#	As applicable
	TOTAL PRICE (F+G+H)	

* as per rates existing on date of application and may vary at the time of payment

Stamp duty amount & Registration fee on the Conveyance deed shall be extra & payable by the Allottee(s) as applicable at the time of Conveyance Deed.

PAYMENT PLAN:

1. Construction-Linked Payment Plan []
2. Down Payment Plan []
3. Other Plan _____ []

RIGHT TO USE ADDITIONAL CAR PARK

1. Premium Covered []
2. Combined (back-to-back) Covered Parking []
3. Open (surface) Car Parking []

I / WE UNDERSTAND AND AGREE THAT

- All Cheques / drafts / Pay Order / RTGS / NEFT to be made in favour of “**KRISUMI CORPORATION PRIVATE LIMITED – WATERFALL SUITES II - MASTER ACCOUNT**” payable at New Delhi / Gurugram. For RTGS / Online Payments **Account no. 10087010, Bank Name: Sumitomo Mitsui Banking Corporation; Address: 2nd Floor, Worldmark 3 Hospitality District, Aerocity, New Delhi-110037, IFSC Code SMBC0000001.**
- BP is inclusive of right to use of _____ car parking space.
- EDC & IDC are pro-rated per unit as applicable, any revision would be charged on pro-rata basis from the customer.
- Other Charges are towards water meter, electric meter & its connection charges, STP etc. as per the prevailing rates.
- The Application would be considered for provisional allotment subject to realization of the instrument. In case of dishonour of cheque for any reason, the Company may cancel my / our booking without any intimation. I / we shall be further liable to pay cheque dishonour charges of Rs. 1,000 / - (Rupees One Thousand only), along with applicable GST to the Company.
- The Stamp Duty and Registration Fee shall be collected and further paid by the Company as a pure agent under GST and other applicable laws.
- GST, development charges, registration fee, and stamp duty mentioned in this Application Form are as per the prevailing rates and regulations and are subject to change.
- The date of clearing of the instrument shall be deemed to be the date of payment.
- All payments towards Total Price or any additional incidence of tax (current and / or retrospective), maintenance or any other charges shall be payable by me / us as and when demanded by the Company or its nominated maintenance agency.
- It shall be the sole responsibility of non-resident / foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act 1999 and / or statutory enactments or amendments thereof & rules and regulations of the Reserve Bank of India.
- Payments from any third party (other than the Applicant(s)) shall not be accepted. In case any payment has been credited to the Company’s account, the same shall be returned directly to the said third party and will further give the right to the Company to reject the application.
- The milestone / instalment plan / development linked stage will be attributed to the Tower in which the Apartment is located and can be called for payment and become payable on demand in any order irrespective of the sequence, upon achievement of such milestone at the site.
- Interest would be charged on delayed payment from the due date of each instalment as per applicable laws.
- In case the Company provides the subvention plan then it is applicable to customers who are eligible to obtain a home loan from subvention-empannelled HFC.
- The Applicant(s) confirm(s) that the information shared by them with the Company pursuant to this Application Form is accurate and updated. The Applicant(s) understand(s) that such information can be utilised by the Company for its business operations or for making any regulatory or statutory declarations etc. Further, such information may be used by the Company or may be shared with any related or group entity or third party for making suitable commercial offerings to the Applicant(s). The Applicant(s) confirm(s) that they do not have any objections in this regard.

CHANNEL PARTNER'S NAME, RERA REGISTRATION NO. & ADDRESS:

Channel Partner's Seal and Signature

DECLARATION

I / We, the Applicant / s, hereby affirm and declare that the above particulars / information is / are true and correct and nothing has been concealed therefrom. I / We confirm that in case any of the information given by me / us in this application is incomplete or is found incorrect or false at any stage, the Company shall be within its rights to reject this application and / or cancel the provisional allotment, if done and / or terminate the Agreement, if executed without any liabilities or penalties.

Yours faithfully

Date : ____/____/____

Place : _____

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FOR OFFICE USE ONLY

Receiving Officer:

Name: _____ Signature: _____ Date: _____

ACCEPTED [] / **REJECTED** []

APPLICATION NO: _____

PAYMENT RECEIVED: Rs. _____ (Rupees _____ Only)

Vide Cheque / DD / Pay Order / RTGS / NEFT No. _____ Dated _____

drawn on _____ Bank _____ Branch _____ State _____

Name: _____ Designation / Department: _____

Date: ____/____/____

Place: _____

Documents to be submitted along with the Application Form

It is mandatory to affix recent passport size photograph of all the Applicant(s) in designated places in the Application Form.

Resident of India

- Copy of Aadhar Card
- Copy of PAN Card
- Photograph
- Current Address Proof
- Permanent Residential Address
- Identity Proof (Copy of Passport, Election card, Driving License)
- Proof of Citizenship
- Any other document / certificate as may be required by the Company.

Partnership Firm / LLP

- Copy of PAN Card of the Partnership Firm
- Copy of Partnership Deed
- Office Address Proof
- In case one of the Partners signs the Application on behalf of the other Partners a letter of authority from all the other Partners authorizing such partner to act on behalf of the Firm, shall be required.

Company

- Copy of PAN Card of the Company
- Memorandum of Association (MoA) and Articles of Association (AoA) duly signed by the Company Secretary / Director of the Company.
- Proof of registered office address.
- Board Resolution authorizing the signatory of the Application Form to execute the Application and the Agreement, on behalf of the Company.

NRI / PIO

- Copy of Individual's Passport / PIO Card
- Address Proof
- In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the Applicant.
- In case of cheque the payments should be received from the NRE / NRO / FCNR account of the Applicant and not from the account of any third party.