

Annexure - L

DRAFT APPLICATION  
FORM

**KRISUMI CORPORATION PRIVATE LIMITED**

CIN: U70200HR2012PTC064545

(RERA ID: \_\_\_\_\_)

**Application for allotment of a residential apartment in 'Waterfall Suites' in Sector 36A, Gurugram, Haryana ("Application Form")**

**KRISUMI CORPORATION PRIVATE LIMITED**

3<sup>rd</sup> 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**", ("**Project**") being developed by Krisumi Corporation Private Limited ("**Developer / Company**"), on a land admeasuring 3.886 acres ("**Project Land**") situated at Villages [Sihi & Harsaru], Sector 36A, Gurugram, Haryana, forming part of lands comprised in licenses bearing No. 39 of 2013 and No. 85 of 2014 ("**Licenses**").
2. I / we acknowledge and understand that the building housing the Apartment is being developed on a distinct land parcel of the Project Land admeasuring **2.625 acres** and out of the balance, an area of approximately **1.061 acres** will house the tower for EWS units ("**EWS Land**") and area admeasuring **0.2 acres** will house the nursery school of the Project. 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 at Villages Sihi & Harsaru, Sector 36A, Gurugram, Haryana.
3. A sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) by way of Cheque/DD/Pay Order No./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 / We am / 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 / We am / are fully aware of the location of the Project and terms of the Agreement.

For KRISUMI CORPORATION PVT. LTD.

Akash Khanna  
Authorised Signatory

× Signature of the Applicant / s



6. I / we hereby agree, acknowledge, and understand the below mentioned facts and provides 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 "Waterfall Suites" is being developed on the Project Land, as a separate phase within Krisumi City;
  - b) The building housing the apartment is being developed on a distinct land parcel of the Project Land admeasuring 2.625 acres, an area of approximately 1.061 acres will house the tower for EWS units ("EWS Land") and area admeasuring 0.2 acres will house the nursery school of the Project.
  - c) The Company shall, at its own costs and expenses, develop a club on the ground floor of the building(s) comprised in the Project ("Club") and manage, maintain and operate the Club, on its own or through appointment of third party operator, on such terms and conditions as it may deem fit at its sole and absolute discretion. The Company has not charged / demanded the cost of construction and development of the Club from me / us in any manner whatsoever and the same shall be developed at the sole costs and expenses of the Company. The Club shall not form part of the common areas and facilities of the Project and the Company shall have the exclusive right to deal with the Club including to sale, lease and / or transfer the same, at its sole and absolute discretion. The Club shall be for the exclusive usage of the allottees / occupiers of the Project, and I / we shall have the right to use facilities of the Club as per a separate agreement entered by me / us with the Company / third party operator containing the terms and conditions of Club maintenance, usage and operations. The membership fee for the Club has been included in the Box Price of the Apartment, however, I / we shall have to separately pay the usage charges of the Club along with applicable taxes as per the terms of the aforesaid separate agreement.;
  - d) 12 meter and 7.5 meter wide road runs along the south-eastern 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 separate phase of the 'Krisumi City';
  - e) The Company shall integrate the basement of the Project together with common facilities of STP, drainage, parking etc. with other phases of Krisumi City;
  - f) 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;
  - g) 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.

For KRISUMI CORPORATION PVT. LTD.

  
Anshul Chaurasia  
Authorised Signatory

× Signature of the Applicant / s

- h) The Company shall be developing residential units for the EWS (Economic Weaker Section) on the EWS Land as part of the Project in accordance with the applicable laws, rules and regulations. The Company is fully entitled to carry out construction and development of EWS component / tower attributable to other phases of 'Krisumi City' on the EWS Land; and
- i) 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 h) 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 installments 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 \_\_\_\_\_



For KRISUMI CORPORATION PVT. LTD.

*Atash Churana*<sup>3</sup>  
 \_\_\_\_\_  
 Authorised Signatory

× Signature of the Applicant / s

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 \_\_\_\_\_

For KRISUMI CORPORATION PVT. LTD.

Akash Khurana <sup>4</sup>  
Authorised Signatory

Please affix your  
photograph here and sign  
across it

× Signature of the Applicant / s

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)

For KRISUMI CORPORATION PVT. LTD.

Akash Khurana  
Authorised Signatory



× Signature of the Applicant / s

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.: \_\_\_\_\_

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

Name: \_\_\_\_\_ Date of Incorporation / Formation \_\_\_\_\_

PAN: \_\_\_\_\_ CIN / LLP IN / OTHER: \_\_\_\_\_

GST Number: \_\_\_\_\_ Registered Office Address: \_\_\_\_\_

Authorized 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.)

For KRISUMI CORPORATION PVT. LTD.

Hash Khurana  
Authorized Signatory

× Signature of the Applicant / s

**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.	<b>Sale Consideration (A+B+C)</b>	
E.	Goods & Services Tax* (GST)	
F.	<b>Total Sale Consideration (D+E)</b>	
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
	<b>TOTAL PRICE (F+G+H)</b>	

\* 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. Other Plan \_\_\_\_\_ [  ]

**RIGHT TO USE ADDITIONAL CAR PARK**

1. Premium Covered [  ]

**I / WE UNDERSTAND AND AGREE THAT**

- All Cheques / drafts to be made in favor of "**KRISUMI CORPORATION PRIVATE LIMITED – WATERFALL SUITES MASTER ACCOUNT**" payable at New Delhi / Gurugram. For RTGS details. Account No. 10087004 Sumitomo Mitsui Banking Corporation, 13<sup>th</sup> Floor, Hindustan Times House, 18-20 KG Marg, Connaught Place, New Delhi – 110001, IFSC Code-SMBC0000001.
- BP is inclusive of right to use of \_\_\_\_\_ car parking space and Club membership fee.
- The recurring Club usage charges shall be payable separately by the Allottee in terms of the separate agreement governing the terms and conditions relating to Club maintenance, usage and operations.
- 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 dishonor of cheque for any reason, the Company may cancel my / our booking without any intimation. I / we shall be further liable to pay cheque dishonor 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.

For KRISUMI CORPORATION PVT. LTD.

Hash Khurana  
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Authorised Signatory

× Signature of the Applicant / s



- All payments towards Total Price or any additional incidence of tax (current and / or retrospective), Club usage, 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 & 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 in Company's account, the same shall be returned directly to the said third party, and will further give right to the Company to reject the application.
- The Milestone / installment 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 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 sub-vention plan then it is applicable to customers who are eligible to obtain a home loan from subvention-empanelled HFC.

**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 there from. 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: \_\_\_\_\_

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

For KRISUMI CORPORATION PVT. LTD.

*Akash Kumar*  
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\_\_\_\_\_  
Authorised Signatory

× Signature of the Applicant / s

**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.

For KRISUMI CORPORATION PVT. LTD.

  
Authorized Signatory