Fly High With Jewar

JEWAR PLOTS SCHEME
Dear Sir,
I/We request that I/We may be registered for allotment of Plot at ……………………………………
on Confirmation of registration of Plot. We agree to sign and execute sale registration on the
company’s standard format contents were of have been read and understood by me/us and
I/We agree to abide by the terms and conditions overleaf with this application form.

I/We clearly understand and agree that this application is a mere request for registration for
provisional allotment and the same does not constitute or create any right, title or interest
whatsoever in my favor in respect of the Plot applied for, nor do I/We become entitled to the
registration for provisional and/ or final allotment of the said Plot, not withstanding the fact that
the Company may have issued a receipt in acknowledgment of the money tendered with this
application. The allotment shall be final and binding upon the Company only after execution of
sale registration by concerned department. If, however, I/We fail to execute the standard sale
registration by concerned department, within the stipulated time, then this Application may be
treated as cancelled at the sole discretion of the Company and then the booking and amount
paid by me/us shall stand forfeited.

I/We remit here with a sum of Rs _________________________________(Amount in the figure)
Rs________________________________________________________________________________
__________________________________(Amount in words) by Bank Draft/ Cheque
No____________________ Dated___________ Drawn On___________________________________
____________________________________________________________________________________
(Name of bank) towards the advance against booking/ registration.

I/We further agree to pay the installment of basic cost, allied charges and any other prevailing or
future taxes imposed by the Govt. from time to time and cost of confirmation of Registration of
Plot as per payment plan opted by me/us.

First Applicant’s Signature

Second Applicant’s Signature
APPLICANT'S DETAILS

SOLE/ FIRST APPLICANT

PERSONAL
Fill in the form in capital letters:

1. Name: Mr. / Mrs. / Ms. / Dr. / M/s First ______________________________________________________
   Middle ______________________ Last __________________

2. Father's Name
   ______________________________________________________

3. Marital Status
   Single □ Married □

4. Spouse's Name
   Mrs./Mr ______________________________________________________

5. Date of Birth (DD/MM/YYYY)
   ______________________________________________________

6. Address for Correspondence
   ______________________________________________________
   City___________________________State_______________________ Pin code________________

7. Permanent Address
   ______________________________________________________
   City___________________________State_______________________ Pin code________________

8. If Indian, specify status:   Resident □ NRI □ Country of Citizenship__________________________
CONTACT DETAILS

9. Mobile Number ________________________  Landline ________________________

10. Email Address _________________________________________________________

11. Father's/ Spouse's Tel. No. ________________________________________________

12. PAN Card No. _____________________________________________________________

13. Name of POA holder (if any) ______________________________________________

PROFESSIONAL

14. Name of Organization/ Business ____________________________  Designation ______

15. Address of Organization/ Business __________________________________________

16. Organization Type

   Private ☐    Public ☐    Govt. ☐    PSU ☐

17. Phone Number ____________________________________________________________

Sole/ First Applicant's Signature
APPLICANT’S DETAILS

SECOND APPLICANT

PERSONAL
Fill in the form in capital letters:

1. Name: Mr. / Mrs. / Ms. / Dr. / M/s First ____________________________________________
   Middle ______________________ Last __________________

2. Father’s Name
   ___________________________________________________

3. Marital Status
   Single □  Married □

4. Spouse’s Name
   Mrs./Mr ___________________________________________

5. Date of Birth (DD/MM/YYYY)
   ___________________________________________________

6. Address for Correspondence
   ___________________________________________________
   City___________________________State_______________________  Pin code______________

7. Permanent Address
   ___________________________________________________
   City___________________________State_______________________  Pin code______________

8. If Indian, specify status:  Resident □  NRI □  Country of Citizenship_________________
CONTACT DETAILS

9. Mobile Number ________________________ Landline _______________________

10. Email Address _______________________________________________________

11. Father’s/ Spouse’s Tel. No. _____________________________________________

12. PAN Card No. _________________________________________________________

13. Name of POA holder(if any) ____________________________________________

PROFESSIONAL

14. Name of Organization/ Business ___________________________ Designation_________

15. Address of Organization/ Business _______________________________________

16. Organization Type Private □ Public □ Govt. □ PSU □

17. Phone Number _________________________________________________________

Second Applicant’s Signature
CHECKLIST OF THE DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM

Mandatory to affix passport size photograph in designated areas in the Registration form

RESIDENT OF INDIA
1. Copy of PAN Card
2. Two Recent Photographs
3. Residence Proof (Recent Water Bill/ Electricity Bill/ Telephone Bill)
4. Photo ID Proof (Passport/ Driving License/ Aadhar Card/ Voters ID Card/ Pan card)

PARTNERSHIP FIRM
1. Copy of PAN Card of the Partnership Firm.
2. Copy of Registered Partnership Deed.
3. In case of one of the partners signing the documents on behalf of other partners an Authority Letter from other Partners authorizing the said person to act on behalf of the firm.
4. Two Recent Photographs.
5. Proof of Business Address.

PRIVATE LIMITED COMPANY
1. Copy of PAN Card of the Company.
2. Article of Association & Memorandum of association duly signed by the Director of the Company.
3. Board Resolution authorizing the signatory of the application forms to buy property on behalf of the Company. Two Recent Photographs of Authorized Signatory. List of Director & Their Shareholding Pattern. Last 6 months Company Search Report. Proof of Business Address

HINDU UNDIVIDED FAMILY
1. Copy of PAN Card of HUF.
2. ID Proof & Address Proof of HUF KARTA
3. Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.
4. Two Recent Photographs of Karta.

NRI/ FOREIGN NATIONAL OF INDIAN ORIGIN
1. Copy of Applicant's Passport.
2. In case of Demand Draft, the confirmation from the Banker stating that the D.D. has been prepared from the proceeds of NRE/NRO account of the Applicant.
3. In case of Cheque, all payment should be received from the NRE / NRO /FCNR Account of the Customer only or Foreign Exchange Remittance from abroad and not from Account of Any Third Party.

First Applicant's Signature

Second Applicant's Signature  Receiving Person
TERMS & CONDITIONS

Terms & Conditions forming part of the Application Form for Registration of Plot

1. This Application Form for registration for the provisional allotment is a letter of intent expressing the interest/intent of the Applicant to purchase a Plot in the project. This form does not, by itself, create any rights, title and interest in favor of the Applicant. The allotment shall be final and binding upon the Company only after execution of Plot Buyer Agreement. Detailed terms and conditions shall form part of the Plot Buyer Agreement which the Applicant shall execute as and when required by the Company in the Company’s standard format which has been thoroughly read and clearly understood by the Applicant. Such detailed Plot Buyer Agreement shall supersede the terms of this Application Form.

2. The Registration for Booking of Plot is at the sole discretion of the company. The company can reject any application without assigning any reason.

3. The intending applicant(s) has fully satisfied him/herself about the ownership, legal document, and physical location of the Proposed Plot, at the time of application and accordingly no objections, investigations or questions will be raised by the Applicant in this respect at any time in future.

4. Due to any reason, if the company is unable to offer registration for booking/allotment of the Plot to the applicant within 6 months then, it shall provide two options to the applicant(s):
   (i) The applicant(s) may apply for an alternative property developed by the company or
   (ii) The Company shall refund the amount deposited with simple interest @ 6% per annum.

5. As per the availability of the Plot company may offer for allotment of the unit in favor of intending applicant(s).

6. That on receipt of information of registration for booking/allotment of the Plot the applicant shall be able to make payment as per Payment Plan (enclosed) and be bound by the terms and conditions of this application form and as per company’s standard format of agreement contents of which have been read and understood by the applicant.

7. That applicant is entitled only once to get the name of his/her spouse/children/parents substituted in his/her place in the record of the company, who may in its sole discretion permit the same on such condition as it may deem fit.

8. Any cancellation of booking after registration by the applicant is subject to cancellation charges @ 15% of the total value of the Plot. These charges would be deducted from the amount deposited by the applicant.

9. That the Applicant(s) on being Non Resident of India/Foreign National Buyer shall be responsible for the fulfillment of its Obligations in the Foreign Exchange Management Act, 1999, instructions/ directions issued by Reserve Bank of India and other prevailing applicable laws, rules notifications including that for the remittance of payment(s) and obtaining permission as prescribed by law for acquisition of immovable property in India.

10. In case of a joint application, if Applicant(s) claims for cancellation, the Company will refund payment in favor of 1st Applicant after deduction of cancellation charges and all the Applicants hereby accord their consent for the same.

11. The applicant shall get his/her complete address registered, with the Company, at the time of applying for registration and it shall be his/her responsibility to inform the Company by Registered AD letter about all subsequent changes, if any in his/her address, failing which all demand notices and letters will be posted at the first applicant registered address and it will be deemed to have been received by applicant(s). The applicant shall be responsible for any default in payment and/or other consequences that might occur there from.

12. If the intending allotted(s) fails to pay successive installments(s) within the prescribed time then interest shall be payable as follows:
   A. Up to one month from the due date of unpaid installment 18% P.A. of the due amount.
   B. After one month onwards from the due date of unpaid installment 24% P.A. of the due amount.
   C. After three months from the due date of unpaid installment, Company will have the right to cancel the registration which is subject to cancellation charges @ 15% of the value of Plot.

13. In case intending Applicant/Allottee wants to avail for a loan facility from his/her employer or financing bodies to facilitate the purchase of the unit applied for the company shall facilitate the process subject to the following:
   A. The terms of the Financing Agency shall exclusively be binding and applicable upon the applicant only.
   B. The responsibility of getting the loan sanctioned and disbursed as per the Company payment plan/schedule shall rest exclusively on the Applicant/Allottee. In the event of the loan not being sanctioned or the disbursement getting delayed, then the payment including interest payable to the Company as per payment plan/schedule shall be ensured by the applicant/allottee.
   C. If any third party makes payment/remittance on behalf of the applicant(s), He/ She shall have no any claim on the Company and the Company shall not be responsible for such transaction of the third party.

14. In case of acquisition of land by government or for the execution of order passed by any competent court the Company shall refund the amount deposited by the applicant without interest.

15. The Company reserves the right to change any design/layout/area/specification/facilities and amenities of the proposed project without prior notice and information. The Brochure/map are for illustration purpose only and it cannot be treated as a legal document.

16. The applicant shall be responsible or liable for delay in allotment of Plot. If such performance is prevented, delayed or hindered by any reasons which are beyond reasonable control of company for example if any competent authority refuses, delays, withholds denies the grant of necessary approvals for any reason whatsoever, force majeure events, Act of God, Govt. / Court order, change in laws, Dispute, War, Action by Military authorities or any other cause/reasons.

17. Company reserves the right to change any design/layout/area/specification/facilities and amenities of the proposed project without prior notice and information. The Brochure/map are for illustration purpose only and it cannot be treated as a legal document.

18. That after completion of the Plot and receipt of full consideration and other charges, if any, payable by the Applicant(s), Sale Deed shall be executed in favor of the Applicant(s) on the format provided by the Company. All expenses towards execution of Sale Deed/registration shall be borne by the Applicant(s) that the Applicant undertakes to remain present before the registering Authority at the time of registration of the Sale Deed.

19. The intending allottee(s) shall make payment of all the amenities and services before possession/registry whichever is earlier and thereafter the intending allottee(s) shall be liable to pay regular expenses i.e. maintenance charges, development charges and other necessary charges etc. to the company society (as the case may be) for proper development and maintenance of the amenities and facilities.

20. No legal proceedings can be initiated by the applicants/allottee(s) against the company based on this application form.

21. The company has the sole right to incorporate more terms and conditions for smooth functioning, construction of the project or to effectuate any statutory rules and regulations.

22. That legal heirs and representatives of the applicant(s) will also be bound in all respect of the terms and conditions of this application form.

23. The payment shall be accepted only through A/c payee cheque, Bank Draft, Bank Cheque or through NEFT/RTGS drawn in favor of BDS3 Infracon Pvt. Ltd. and the Company shall issue a proper receipt in token of receipt of the payment. Any dispute of difference amongst the Applicant/allottee(s) and the Company shall be resolved through an arbitrator in term of the Arbitration and Conciliation Act, 1996 and statutory modifications thereof. The venue of the arbitration shall be, at Noida U.P only. Subject to the aforesaid, the Courts, at Noida U.P shall have exclusive jurisdiction to entertain the dispute between the parties hereto. U.P only. Subject to the aforesaid, the Courts at Noida U.P shall have exclusive jurisdiction to entertain the dispute between the parties hereto.

First Applicant's Signature  Second Applicant's Signature
<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>1. Name of the Scheme</td>
<td>____________________________________________</td>
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<tr>
<td>2. Type of Plot</td>
<td>____________________________________________</td>
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<tr>
<td>3. Basic Rate</td>
<td>____________________________________________</td>
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<tr>
<td>4. PLC (if any)</td>
<td>____________________________________________</td>
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<tr>
<td>5. Rate per Sq. Yds/ Sq. Ft.</td>
<td>____________________________________________</td>
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