

CORAL PARK at PARADISE GREENS
REGISTRATION/APPLICATION FORM

Date : _____

Please affix Passport Size Photograph

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To,

J S Broadcasting Private Limited.
Prop.No. 307, Satya Mention, A-1 & A-2,
Ranjit Nagar, Commercial Complex,
New Delhi - 110008

Sub: Application for Allotment of a Plot in project named Coral Park at Paradise Greens, Sector-64, Tehsil Rai, District-Sonipat Haryana.

Dear Sir,

I/We wish to register myself/ ourselves for the allotment of a Residential Plot having area approx. _____/-Sq. Mtrs. (_____-square Yards) ("Plot") no. _____ in the project named as **"Coral Park at Paradise Greens", at Sector-64, Tehsil Rai, District- Sonipat Haryana..("Project")** which forms part of a residential project/colony namely **"Coral Park at Paradise Greens"(RERA Registration No – PKL-SNP-133-2019)** at Sector-64, Sonipat, Haryana, which is being developed by **M/s J S Broadcasting Pvt.Ltd.**(CIN No.U64200DL2011PTC219384 and PAN-AACCJ5942R) ("**Promoter**"), at the basic price @Rs. _____/-Sq Mtrs.(_____-Sq Yards) shall be subject to final measurement of the plot done at the time of offer of possession.

The above said price does not include Plot utility charges, Ifms, maintenance charges (for 3 (three) months) & PLC or any other charges the builder demands as per law.

I/We am/are satisfied with the details and documents regarding statutory permissions/sanctions for development obtained by the Promoter and the title of the parcel of the land on which the Project is being developed.

I/We understand and acknowledge that refusal to sign the Agreement shall constitute a default on my part and the Promoter shall be free to cancel my application and forfeit the application money. I/We further agree to execute any and all such further document(s) as may be required to be executed from time to time.

I/We remit herewith a sum of Rs. _____ / Rupees.....only) Drawn on _____ bearing Draft/ Cheque No..... Dated _____ in favour of _____, as Application Money.

I/We understand that the submission of this signed registration/application form and payment by me/us of the aforesaid advance/application money shall not constitute a right to allotment of the Plot and nor shall it create or result in any obligations on the Promoter towards me/us. I/We agree and note that the allotment of the Plot is entirely at the sole discretion of the Promoter and the Promoter has the right to reject my / our application without assigning any reasons thereof and return the aforesaid advance/application money without interest.

Sole Applicant _____

Joint/Co- Applicant _____

I/We have perused the Payment Plans. I/We agree and undertake to pay the Total Price as per the payment plan selected, as detailed in Annexure-A, as and when demanded by the Promoter.

I/We agree that the acceptance of my/our application do not entitle me/us to any right in the Plot until the Agreement for Sale is executed and registered and all payments towards Total Price, in full, have been paid by me/us on or before the due dates. This Application does not constitute an agreement to sell but an intent to buy.

I/We further agree and consent that I/we shall abide by the terms and conditions of the Agreement for Sale for allotment of the Plot henceforth since I have read the draft.

(First Applicant)

(Second Applicant)

My/Our particulars are given below:

1. FOR SOLE OR FIRST APPLICANT

Applicant Name:																						
Father's / Husband's Name:																						
Date of Birth (in dd/mm/yy):																						
Nationality:																						
Qualification(s):																						
Profession Occupation & Designation:																						
Permanent Address:																						
Correspondence Address:																						
Telephone Nos.:		Residence				Office				Mobile												
Email Address:																						
Marital Status (Tick one)		Married				Single																
Resident Status (Tick one)		Resident				Non Resident	-															
Aadhar No:																						
PAN No. *																						
*Attach Form 60 or 61, as the case may be, if PAN is not available																						

Sole Applicant _____

Joint/Co- Applicant _____

2. CO- APPLICANT

Applicant Name:											
Father's / Husband's Name:											
Date of Birth (in dd/mm/yy):											
Nationality:											
Qualification(s):											
Profession Occupation & Designation:											
Permanent Address:											
Correspondence Address:											
Telephone Nos.:		Residence			Office			Mobile			
Email Address:											
MaritalStatus(Tick one)		Married			Single						
ResidentStatus (Tick one)		Resident			Non Resident			-			
Aadhar No:											
PAN No. *											
*AttachForm 60 or 61, as the casemay be, if PAN is not available											

1. COMPANIES / FIRMS / SOCIETIES / TRUST / OTHERS

Name of Company/ Firm/ Society/ Trust:											
CIN / Registration No:											
PAN No:											
Registered Office Address:											
Correspondence Address:											
TelephoneNos:		Office			Fax						
Email Address:											
Name of Authorised Signatory:					Aadhar No of Authorised Signatory						
Address of Authorised Signatory:											

I/We enclose herewithself attestedcopies of followingdocuments:

- 1) PANCard
- 2) IdentityProof
 - a. Aadhar Card
 - b. Passport

Sole Applicant _____

Joint/Co- Applicant _____

- c. Election Card
 - d. Driving License
 - e. Photo Identity issued by Government / Defence services / Public Sector undertaking with address
- 3) Resident Proof (in case permanent address is different from the address given in point 2 above)
- a. Utility bill, which is not more than 3 months old
 - b. Bank statement / passbook not more than 3 months old containing residential address, along with the self-signed cheque from the same account and signed by the Applicant.
 - c. Letter from a recognized public authority or public servant verifying the address of the customer.
 - d. Domicile certificate with communication address Registered lease / leave and licence agreement with a utility bill in the name of the landlord.
 - e. Address proof in the name of the father/mother/spouse/blood relative of the Applicant, with a supporting document that establishes the relationship between the Applicant and the person in whose name the address proof is available.
- 4) Copy of Memorandum and Articles of Association and Board's Resolution (if Applicant is a company)
- 5) Copy of Partnership Deed/Authority Letter/Resolution (if Applicant is partnership firm/society/trust)
- 6) All payment received from the Non Resident Indian Applicant shall be from NRE/NRO account only and Applicant shall be required to provide copy of passport/certificate of POI/OCI.
- 7) This application shall be considered incomplete if not accompanied by the required documents.

DETAILS OF PLOT

Plot No. _____	PLC Type _____	PLC (on Basic Price including EDC/IDC) _____
ad measuring _____ Square Meters (_____ sq.yds) respectively		

ANNEXURE "A"

DETAILS OF TOTAL PRICE

Particulars	Amount in Rupees
Basic Sale Price (includes EDC/IDC)	
Preferential Location Charges (PLC)	
Club Charges	
Plot utility charges	
IFMS & Advance Maintenance Charges (for 3 (three) months)	
GST @ _____ & (other statutory charges)	
Total Price	

* In case of any revision in the external development charges ("EDC"), internal development charges ("IDC"), infrastructure augmentation charges, or if any additional charge for extra amenities/safety measures or any other charge, levy, tax, fee, cess etc., of any nature, is levied or imposed by any authority, in future or retrospectively, with respect to the Project, the same shall be binding on the Applicant(s) and shall be charged to the account of the Applicant(s) on pro-rata basis and be payable to the Promoter on demand.

Sole Applicant _____

Joint/Co- Applicant _____

PAYMENT PLAN

DEVELOPMENT LINK PLAN

INSTALLMENT NO	INSTALLMENT PLAN	% OF TOTAL COST
1 st	At the time of Application	9%
2 nd	Within 45 Days from the date of Application	21%
3 rd	45 Days from registration of agreement	10%
4 th	After 4 Months or On Start of External Sewerage	10%
5 th	After 6 Months or On Start of External Storm Water Drainage	10%
6 th	After 8 Months or On Start of External Water Supply	10%
7 th	After 9 Months or On Start of Road earth Work	10%
8 th	After 11 Months or On Start of Electrical Work	10%
9 th	After 12 Months or On Offer of Possession	10% +All other charges
	TOTAL	100% + ALL OTHER CHARGES

* The total time of 12 months is from the date of acceptance of application form.

DECLARATION

I/We the above Applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been mis-represented/concealed therefrom. I/We have read and signed all pages of this Application form and payment plans and agree to abide by the same.

Sole Applicant _____

Joint/Co- Applicant _____

For Office Use Only

Plot No Alloted : _____

BSP(Including EDC/IDC) : _____

PLC Details : _____

Other Charges : _____

Booking Done by (Tick [] as applicable):

Direct: _____

Through Agent: _____

Broker's Name & Address: _____

Sole Applicant _____

Joint/Co- Applicant _____