

LIVE A LIFE



PROVISIONAL APPLICATION FORM



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Elan Buildtech Private Limited

Corporate Office: 3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector – 42, Gurgaon – 122002,
Haryana, India.

Dear Sir,

I/We request that I/We may be registered for the provisional allotment of a Shop/Commercial Unit/Space /Studio Apartment in future upcoming Project "MERCADO" a proposed Commercial Development for Shops/Studio Apartment/Commercial Space on NH-8 Gurgaon, Haryana which is being facilitated by you.

I/We agree to sign and execute the Buyers Agreement with the Developers on their standard format. I/We understand and agree to abide by the terms and conditions of the Provisional Allotment as laid down herein.

I/We herewith remit a sum of Rs..... (Rupees)

..... vide Bank Draft/ Cheque No.

..... dated drawn on in favour of

Bank being the Registration Money for future upcoming project. I/We agree to pay further installments as stipulated or demanded by the Company as per the Payment Plan opted by me/us.

Applicant (Sole / First)

Photograph of First
Applicant

Mr. / Ms. / Mrs

S/o / D/o / W/o / Mr. /Mrs

Date of Birth Nationality PAN

Correspondence Address

.....

City Pin Code

Permanent Address

.....

City Pin Code

Ph No. Mob No.

Email

Occupation:

- | | | | |
|------------------------------------|--|---|----------------------------------|
| <input type="checkbox"/> Business | <input type="checkbox"/> Self Employed | <input type="checkbox"/> Professional | <input type="checkbox"/> Service |
| <input type="checkbox"/> Homemaker | <input type="checkbox"/> Government Employee | <input type="checkbox"/> Any Other (Please Specify) | |

Applicant (Second)

Photograph of Second
Applicant

Mr. / Ms. / Mrs

S/o / D/o / W/o / Mr. /Mrs

Date of Birth Nationality PAN

Correspondence Address

..... City Pin Code

Permanent Address

.....

City Pin Code

Ph No. Mob No.

Email

Occupation:

- Business Self Employed Professional Service
 Homemaker Government Employee Any Other (Please Specify)

Applicant (Third)

Photograph of Third
Applicant

Mr. / Ms. / Mrs

S/o / D/o / W/o / Mr. /Mrs

Date of Birth Nationality PAN

Correspondence Address

..... City Pin Code

Permanent Address

.....

City Pin Code

Ph No. Mob No.

Email

Occupation:

- Business Self Employed Professional Service
 Homemaker Government Employee Any Other (Please Specify)

M/s.....a partnership firm constituted under The Indian Partnership Act 1932 (Copy of the Partnership Deed enclosed) having its place of business atthrough its partner Shri / Smtauthorized by letter of authority dated.....(copy enclosed) PAN.....(copy enclosed).

or

M/s.....a Company registered under "The Companies Act 1956", having its registered at and corporate office at through its duly authorized signatory Shri / Smt authorized by a resolution passed by the Board of Directors (A Copy of Board Resolution, Memorandum and Articles of Association as well as certificate of Incorporation of the company enclosed) PAN(copy enclosed).

Details of Shop/ Studio Apartment/ Commercial Space:

Type: Retail / Service Apartment Unit No. Floor

Block: Super Area Sq. Ft. Sq. Mtrs.....

Payment Plan: Construction linked Fixed Return Down Payment
Possession linked Others, Please Specify (Annexures enclosed)

Note:-

- (i) Cheques/Demand Drafts to be made in favour of **Elan Buildtech Pvt. Ltd.**
- (ii) Allotment to Non – Resident Indians/Persons of Indian Origin shall be subject to the exchange control laws of India.
- (iii) All amounts received from intending allottee(s) other than Resident Indians shall be from NRI Foreign Currency Accounts.
- (iv) For Non-Resident Indians/Persons of Indian Origin/all remittances, acquisition/transfer of the said Commercial Unit/Shops/Studio Apartment and compliance with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or any other statutory enactments shall be their own sole responsibility.
- (v) Currently there is no service operator agreement in place with any operator for the Serviced Apartments. In the event if all the service apartment owners reach consensus and select an operator, a separate service agreement between the operator and the owners will be signed.

Declaration

I/We the applicants do hereby declare that this application is irrevocable and that the above particulars / information given by me / us are true and correct and nothing has been concealed therefrom. I / We have read and signed all the pages of this application form and payment plan.

Signature (s):
Ist Applicant IInd Applicant IIIrd Applicant

Date: Place:

Annexure 1

CONSTRUCTION LINKED PAYMENT PLAN – SERVICED APARTMENTS

| | |
|--|---------------------------|
| On application of booking | 4 Lacs |
| Within 45 days of booking | 20% (Less Booking Amount) |
| Within 90 days of booking | 10% |
| On start of excavation | 5% (Plus 50% of EDC+IDC) |
| On casting of ground floor slab | 5% (Plus 50% of EDC+IDC) |
| On casting of 4th floor slab | 7.5% (Plus 50% of PLC) |
| On casting of 8th floor slab | 7.5% (Plus 50% of PLC) |
| On casting of 12th floor slab | 7.5% |
| On casting of 18th floor slab | 7.5% |
| On casting of top floor slab | 7.5% (Plus Car Parking) |
| On start of brick work | 7.5% |
| On Start of Internal Plumbing C.I./G.I./UPVC | 5% |
| On start of external fascade/plaster | 5% (Plus IFMS) |
| On offer of possession | 5% * |

CONSTRUCTION LINKED PAYMENT PLAN - RETAIL

| | |
|---------------------------------|----------------------------|
| On application of booking | 10% |
| On bhoomi puja | 7.5% |
| On start of excavation | 7.5% |
| On casting of 3rd basement | 5% (Plus 50% of EDC + IDC) |
| On casting of ground floor slab | 5% (Plus 50% of EDC + IDC) |
| On casting of 2nd floor slab | 5% (Plus 50% of PLC) |
| On casting of 4th floor slab | 5% (Plus 50% of PLC) |
| On casting of 8th floor slab | 7.5% |
| On casting of 12th floor slab | 7.5% |
| On casting of 16th floor slab | 7.5% |
| On casting of 20th floor slab | 7.5% (Plus Car Parking) |
| On casting of top floor slab | 7.5% |
| On start of brick work | 7.5% |
| On completion of fascade | 5% (Plus IFMS) |
| On offer of possession | 5% * |

* Stamp duty, Registration & Administrative charges as applicable will be charged extra. Service Tax and other taxes shall be payable extra as applicable.

Annexure 2

FIXED RETURN PAYMENT PLAN

| | |
|---------------------------|--|
| On application of booking | 4 Lacs |
| Within 45 days of booking | 55% (Less Booking Amount) |
| After 1 year of booking | 20% of BSP (Plus 50% of PLC, 50% of EDC + IDC & 50% of Car Parking) |
| After 2 year of booking | 20% of BSP (Plus 50% of PLC, 50 % of EDC + IDC & 50% of Car Parking) |
| On offer of possession | 5% * of BSP (Plus IFMS charges) |

DOWN PAYMENT PLAN (REBATE 15%)

| | |
|-----------------------------|--|
| On application of booking | 4 Lacs |
| Within 30 days of allotment | 95% (Less Booking Amount) |
| On offer of possession | 5% *(Plus EDC, IDC, PLC, Car Parking, IFMS Charges) |

POSSESSION LINKED PAYMENT PLAN

| | |
|---|--|
| On application of booking | 4 Lacs |
| Within 45 days of booking | 30% of BSP (Less Booking Amount) |
| Within 4 months of booking or start of construction | 100% of EDC & IDC |
| On completion of super structure*/top roof slab | 30% of BSP (Plus 100% PLC & 100% of Car Parking) |
| On offer of possession* | 40% of BSP (Plus IFMS Charges) |

* Stamp duty, Registration & Administrative charges as applicable will be charged extra. Service Tax and other taxes shall be payable extra as applicable.

Document Checklist for New Bookings

- 1) Booking amount cheque / DD
- 2) One passport size photograph of each applicant
- 3) Customer signature on all pages
- 4) Copy of PAN / form 60 / undertaking for each applicant
- 5) Address proof:-
 - i. Statement from nationalised bank Yes No
 - ii. Utility bills Yes No
 - iii. Driving license Yes No
 - iv. Passport Yes No
 - v. Voter ID Yes No
 - vi. Mobile bill Yes No
 - vii. Landline telephone bill Yes No
 - viii. Incase of company form 18 / utility bills Yes No
 - ix. Incase of partnership firm same as (i – vii) Yes No

Please Note:

- For HUF or Partnership firm company application form to be duly stamped and signed.
- For NRI Passport Copy and Payment is to be through NRE / NRO Account.

For Office Use Only

Booking through:

Address:

Pin: PAN:(Copy Enclosed)

Ph: M: Email:

1) Details of Shop (s)/Studio Apartment (s)/Commercial Space (s)

Name of Building:

Unit No: Floor: Super Area:sq.ft.

Block / Tower: Parking No.(s):

2) Sales Consideration

a) Basic Sale Price ₹: per sq.ft. Total:

b) Fit out (if any) ₹: per sq.ft. Total:

c) PLC (if any) ₹: per sq.ft. Total:

d) Parking Charges (if any) ₹: Total:

e) Service Tax@% ₹..... Total:

Total Sales Consideration (a+b+c+d+e): ₹

3) Payment Plan

a) Construction linked

b) Fixed Return

c) Down Payment

d) Possession linked

e) Others, Please Specify

Receiving officer Name & Signature

Dated: For Elan Buildtech Pvt.Ltd.

Witness: Authorized Signatory:



RESIDENTIAL

| COMMERCIAL

| HOSPITALITY

Elan Buildtech Private Limited

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