

Application For the Provisional Allotment of Plot in the upcoming project of Versatile Land Base Private Limited, "Mystic Blue", Village Gaulim Moula, Taluka Tiswadi, District North Goa, Goa

Application No. _____

Date _____

Versatile Land Base Private Limited
307, Apra North-Ex Plaza,
H-2, Netaji Subhash Place,
Pitampura, Delhi – 110 034

Subject: Application for registration & booking of Plot in the upcoming project of Versatile Land Base Private Limited, under name and style of "Mystic Blue" situated in the Village of Gaulim Moula, Taluka Tiswadi, District North Goa, Goa

Dear Sir(s),

- (i) I/We, the Applicant, whose particulars are mentioned below in this Application, understand that M/s Versatile Land Base Private Limited (hereinafter referred to as "**Company**"), has conceived, planned and is in the process of developing residential plots as "**Mystic Blue**" ("**Project**") on a piece and parcel of land situated at Survey Number 34/1-C-1, in the Village Gaulim Maoula, Taluka Tiswadi, District North Goa, Goa (hereinafter referred to as "**Land**").

The Company has already obtained Provisional Approval for subdivision of plot from Town and Country Planning Department vide Ref. no. TIS/8314/GOLI-MOU/TCP/15/1013 dated 10/08/2015.

The Company has also got the provisional NOC for sub division of plot from Village Panchayat of Curca - Bambolim – Talaulim vide Ref. No. VP/CBT/2016-17/Const./110 dated 11/04/2016.

- (ii) The Company within the said Project is inviting Application for the provisional allotment and booking of the independent plots, comprised in the said Land. The Applicant understands that this Application relates to one such plot admeasuring _____ bearing No. _____ (hereinafter referred to as "**Plot**") in Survey no. 34/1-C-1 in the project.
- (iii) The Applicant, after having read, understood and agreed with the terms and conditions ("**Terms & Conditions**"), pertaining to the registration & booking of the Plot, do hereby apply for registration & booking of the Plot, under the agreed payment plan.
- (iv) The Company may issue demand letters to the Applicant for making payments, however the Company shall not be obliged to do the same and the Applicant further undertakes and confirms that it shall pay to the Company the consideration mentioned in the schedule of payment ("**Payment Plan**").
- v) The Applicant hereby remit a sum of Rs. _____ (Rupees _____ only) vide _____ dated _____ drawn on _____ in favour of "**Versatile Land Base Private Limited**" as the registration/booking amount for the said Plot in the Project.
- (vi) The Applicant understands that this Application does not constitute any offer or definitive allotment or any agreement to sell and the Applicant do not become entitled to the provisional and/or final allotment of a Plot, notwithstanding the fact, that the Company may have issued a receipt(s) in acknowledgement of the money tendered with this Application.
- (vii) In the event of the Company accepting this Application to provisionally allot a Plot, the Applicant agrees to pay all further instalments and all monies/dues as stipulated in the Payment Plan.

- (viii) The Applicant agrees to execute all the documents in the standard format provided by the Company as and when necessary for the allotment of the Plot in the upcoming Project **"Mystic Blue"** and undertake to strictly adhere to all the terms and conditions stipulated by the Company from time to time.
- (ix) The Applicant agrees that the Application and subsequent allotment of Plot is at the sole discretion of the Company and in case the Plot is not allotted to the Applicant for any reason whatsoever, the Applicant shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein, shall be refundable to the Applicant without any interest within 30 (thirty) days from the date of notice regarding rejection of this Application.
- (x) The Applicant undertakes to sign and return the Buyer's Agreement, together with all the annexures and the amounts due and payable as set forth in the Payment Plan within a period of 30 (Thirty) days of the receipt of the Buyer's Agreement. If the Applicant fails to execute the Buyer's Agreement and deliver to the Company within the aforesaid stipulated time period, then the company may cancel / reject the booking of the applicant at its sole discretion.
- (xi) The Applicant has seen and accepted the layout plans, tentative zoning plans, location of the Plot, all of which have been duly prepared by the architects and consultants of the Company, however the same is liable to be changed, altered, modified, revised, added, deleted, substituted or recast as per the directions of competent authority(ies). The Applicant has, in token of his/her/their acceptance of various plans of the Project signed this Application and the Applicant shall not raise any dispute/claim against the Company in this regard. If the Applicant writes to the Company within 30 (thirty) days of intimation by the Company indicating his non-consent/objections to such alterations/modification, then the allotment shall be deemed to be cancelled and the Company shall refund the balance amount without any interest, after deducting the 10% of basic sales consideration. The Applicant confirms and agrees to pay increase in the Total Consideration in case the Plot area is increased. The Company shall refund (without any interest) or adjust any refund which becomes due and payable to the Applicant, on account of reduction in the Plot area. It is agreed that the rate at which the booking is done shall be the sole criteria of determining the payment/refund.
- (xii) The Applicant have read and understood the terms and conditions mentioned hereinabove and enclosed along with this Application including those relating to the payment of Sale Price, Total Consideration and other charges, rates, taxes, cesses, levies, etc.

Further, the Applicant unequivocally undertakes to abide by the said terms and conditions.

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

PERSONAL DETAILS FORM

NAME OF THE APPLICANT

1.Mr./Mrs./Ms. _____

Son/Wife/Daughter of _____

DOB /Age _____ years, PAN No _____

Occupation _____ Marital Status _____

Commercial Status : Indian / NRI / Person of Indian Origin

Passport Number / Voter ID / Adhar Card Number :.....

OCI [Overseas Citizen of India] Card Number

In case of Partnership / Company / Corporation / Society / Trust or other Legal entity

CIN No./ Registration number

Business Name and Address

City..... State..... Pin Code.....

Telephone Nos..... Fax No..... Mobile.....

Email id.....

Photograph of

Sole or

First Applicant

2.Mr./Mrs./Ms. _____

Son/Wife/Daughter of _____

DOB /Age _____ years, PAN No _____

Occupation _____ Marital Status _____

Commercial Status : Indian / NRI / Person of Indian Origin

Passport Number / Voter ID / Adhar Card Number :.....

OCI [Overseas Citizen of India] Card Number

In case of Partnership / Company / Corporation / Society / Trust or other Legal entity

CIN No./ Registration number

Photograph of

2nd Applicant

Business Name and Address

City..... State..... Pin Code.....

Telephone Nos..... Fax No..... Mobile.....

Email id.....

3.Mr./Mrs./Ms.

Son/Wife/Daughter of

DOB /Age years, PAN No.....

Occupation Marital Status

Photograph of
3rd Applicant

Commercial Status : Indian / NRI / Person of Indian Origin

Passport Number / Voter ID / Adhar Card Number :.....

OCI [Overseas Citizen of India] Card Number

In case of Partnership / Company / Corporation / Society / Trust or other Legal entity

CIN No./ Registration number

Business Name and Address

City..... State..... Pin Code.....

Telephone Nos..... Fax No..... Mobile.....

Email id.....

RESIDENTIAL ADDRESS

Unit Name

Lane

Area

Locality

State

Pincode

ADDRESS FOR COMMUNICATION

Email 1 -

Email 2 -

Contact person

Telephone No. (R) Mobile No. Telephone No (O)

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DETAIL OF UNIT REQUIRED FOR allotment

Tentative Plot No. _____ Plot size (in sq. mtr.) _____

Details of Pricing: Basic Sale Price Rs. _____ per sq. mtr. (Rs. _____ per sq.mtrs.)

Total Cost of Unit Rs. _____ (Rs. _____ Only)

Payment Plan :

- 25%-30% Payment at the time of Execution of Agreement to Sale [Within 30 days from the date of Booking]
- Balance payment at the time of Execution of Sale Deed [within 30 days after getting final NOC]

DECLARATION

I/We the Applicant(s) do hereby declare that my/our Application is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed there from. In case of any false or misleading information provided by the Applicant(s), the Company shall be entitled to forfeit the amount paid by the Applicant(s).

Yours faithfully,

Date

Place

Signature of Sole/First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Signature of Fourth Applicant (if any)

FOR OFFICE USE ONLY

Tentative Plot No. _____ Plot size (in sq. mtr.) _____

Details of Pricing: Basic Sale Price Rs. _____ per sq. mtr. (Rs. _____ per sq.Mtr.)

Total Cost of Unit Rs. _____ (Rs. _____ Only)

Payment received vide Cheque/DD/Pay Order No. _____ dated _____ for Rs. _____
out of NRE/NRO/FC/SB/CUR/CA _____ ACCT _____

Check List for Receiving Officer:

- Booking Amount cheque/drafts.
- Customer's signature on all pages of the Application form at marked 'X'.
- PAN No. & Copy of PAN Card/Undertaking of all the applicants.
- Address Proof of all the applicants
- For Companies : Memorandum & Articles of Association and certified copy of Board Resolution.
- For Foreign Nationals of Indian origin: Passport photocopy and payment either as Foreign Inward Remittance from the account of Applicant(s) or from Non-Resident/FCNR A/c. of Applicant(s).
- For NRI: Copy of Passport & Payment either as Foreign Inward Remittance from the account of Applicant(s) or from Non-Resident A/c. of Applicant(s) or from NRE / NRO / FCNR Account of applicant(s).

Special Remarks

RECEIVING OFFICER: _____

Business Development Associate's Seal

Mystic Blue - Final

Checklist of Documents to be submitted along with the Application Form

It is mandatory to affix passport size photograph in designated areas in the application form towards all mentioned below categories and provide the following documents:

Resident of India:

- Copy of PAN Card
- Address proof
- Photograph of all applicants
- Any other document/ certificate as may be required by the Company

Private Limited Company

- Copy of the PAN Card of the Company
- Address proof
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Director / Company Secretary of the Company
- Board resolution authorizing the signatory of the Application Form to buy property, on behalf of the Company

Hindu Undivided Family

- Copy of PAN Card of HUF

NRI/ Foreign National of Indian Origin:

- Copy of the Individuals Passport
- 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 all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Customer's Signature: _____ Receiving Officer: _____