

APPLICATION FORM

Date: _____

Gera Developments (Pvt) Ltd.
G-18, Gera's Imperium
Patto Plaza, Panjim – 403001, GOA

Sub : Offer for allotment of Commercial premises at Gera's Imperium Star, 43 & 44, EDC,
Patto Plaza, Panaji, Goa .

Dear Sirs,

I request that I be allotted commercial premises in the above mentioned project.

My preference is for Unit number: _____ on _____ floor.

I had been to your office and you have shown me all the documents and have given me all the information and details of the project and you have fully disclosed all information on the project. I have seen and understood details of the project.

The area of this unit is as under:

- a. Carpet area calculated as defined in the RERA _____ sq. mtrs
- b. Usable area of balcony _____ sq. mtrs
- c. The sum total of a and b above is _____ sq. mtrs.

I have been informed that the unit will be sold on carpet area basis and that I am required to pay my proportionate share for the common areas (excluding area for parking). I was informed that the proportionate share in the common areas (though higher) will be capped at _____ sq. mtrs in arriving at the total price. I understand that the total (C) above + proportionate share in common area is _____ sq.mtrs.

I submit this offer to acquire the above unit and request that you consider it favorably.

The consideration for the unit agreed to be payable by me (including proportionate share in common areas) is as under –

Towards cost of the unit Rs. _____

Towards GED (lumpsum basis) Rs. _____

Towards NGPDA and CCP charges (lumpsum basis) Rs. _____

Towards specifications in common general areas Rs. _____

TOTAL Consideration Rs. _____

In addition, the following charges as estimated and listed below shall also be payable by me:

CGST (9% of the consideration amount

after deducting 1/3rd for land deduction) Rs. _____

SGST (9% of the consideration amount

after deducting 1/3rd for land deduction) Rs. _____

(GSTIN –30AAACG6703F1Z9)

Stamp Duty as applicable Rs. _____

Registration charges as applicable Rs. _____

Towards Registration facilitation charges Rs. _____

Note: I understand that the consideration for the unit in our offer has been arrived after adjusting & deducting the Input Tax Credit Benefit under GST and no further benefits of credit will be claimed from you.

In case of any change in the tax rates or new taxes, I will pay the same at the applicable rates being levied; I shall be responsible to pay the same.

You are requested to provide a designated parking space for me and other allottees. If allottees are provided designated areas for their parking spaces, a sense of comfort will be achieved, hence I request that the parking space be designated for me, and I hereby give my consent for similarly designating parking spaces for other unit purchasers. I request that the agreement for sale with me and others should state that for the purpose of convenience, all parking spaces will be earmarked for such unit purchasers so as to avoid unnecessary inconvenience to all. I agree that this choice having been made will not be changed or modified by me. I request you to earmark one open/ covered /mechanical (open/covered) car park for my exclusive right to use in the parking area for my vehicle.

I am applying on the basis of the conditions attached which I have read and understood and agree to the same.

I also confirm that you have made true and full disclosure of all information, documents, future modification as required by the relevant provisions of law.

The following are the additional conditions and points you are requested to consider and note:

I have/have not been referred to you by an existing customer/real estate broker.

Mr./Ms. _____ of _____

I am enclosing a sum of Rs. _____ Rupees _____ Vide
Cheque/DD number _____ drawn on / vide credit card, in terms of this offer and
terms and conditions herein.

The said amount is an earnest money amount and your (the Company's) encashing of this
payment indicates an acceptance in principal of the price offered and of the terms and
conditions annexed herewith. However, the matter shall continue to remain at a negotiating
stage only, till such time as all terms and conditions are confirmed and recorded vide a
separate document and/or by executing an agreement in my favor.

Thanking you,

Name (Applicant) _____

Signature

(Signature of 2nd applicant)

(Signature of 3rd applicant)

Details of Applicant:

Name of the Applicant: Mr./Mrs./Ms. _____

Residence/Permanent Address:

Pin: _____ State: _____ Country: _____

Residential Status:

Resident [] Non-Resident [] Foreign National of Indian Origin []

Correspondence/Office Address:

Pin: _____ State: _____ Country: _____

Mobile No: _____ Email: _____

Landline No.: _____ PAN No.: _____

Nationality: _____

NRI/OCI/PIO details _____

Key Specifications – Unit

Sr. No	Location	Specifications
i.	Structure	The building will be RCC framed structure or partly framed structure and partly load bearing. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	Internal Walls	Shall be of blocks/brick finished with gypsum plaster and two coats of oil bound distemper. Office partitions along the corridor will be of glass or brick.
iii.	Power Supply	The total project load provided shall be the sum of committed connected load of all units plus common areas reduced by the application of diversity factor.
iv.	Windows	Windows shall be either fixed, top hung or sliding depending on the elevation and façade treatment. Toilet windows shall be either sliding or shall have louvers. Certain walls/areas may have glass façade, curtain glazing or equivalent or as per the discretion of the developer.
v.	Waterproofing	The roofs and toilets (only where committed to be provided) will be waterproofed. In case of a leakage, the same will be rectified, as under warranty. During rectification if required, only paint touch up will be done which may have shade variation. Any breaking, tampering to the structure, services & existing finishes will render all warranties null and void.
vi.	Doors	<ul style="list-style-type: none"> a. Offices shall have double door with both side laminated flush door from outside and glass door from inside. b. Shops shall be provided with rolling shutters only. c. Toilets: shall have doorframes of developer's choice with flush door shutters.

vii.	Flooring	<ul style="list-style-type: none"> a. Shops, Restaurant & Offices shall have vitrified tiles. b. Internal and external Passages, shall have ceramic tiles or equivalent tiles c. Attached balconies shall have ceramic or equivalent tiles
viii.	Toilet within units	<ul style="list-style-type: none"> a. For shops and offices, toilet where provided shall be executed as per standard specifications. b. Provision for toilets has been made in some offices as shown in the sanction plan. c. A single point drainage and water supply shall be provided in restaurant for future construction of toilets by allottee. d. The purchaser/s may request the promoter to provide a toilet within his unit at such extra cost as decided between parties however the same shall be subject to being convenient to the promoter and not affecting the construction quality or schedule in any way.
ix.	Fire Protection	The fire protection system of the building shall be as per fire NOC
x.	Attached balconies	Railings shall have 5mm float glass panel with metal support and /or masonry / RCC pardi as per design.
<p>NOTE: For all Electronic/ Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.</p>		

THIS OFFER IS BASED ON THE FOLLOWING TERMS AND CONDITIONS:

1. This offer is merely an offer by me (the Applicant) to acquire premises on the company's standard terms of sale of premises along with the parking space. This offer does not confer any right or assurance of allotment and the Company has the absolute right to accept or reject this offer at its sole discretion without assigning any reasons whatsoever.
2. I understand that this offer is to be accompanied by an earnest money advance equivalent to 10% of the total consideration for the offer to be considered. This earnest amount of 10% or part thereof is non-refundable in case of the completion of the period of withdrawal of the offer as stated in 3 below or in the event the Company rejects/withdraws the offer as stated in 4 below. If I am paying an amount less than the required 10%, the offer will be considered as partly completed, and the shortfall between the deposit of 10% to be paid along with this offer (as part-earnest money) and the balance of the earnest money to be paid shall be paid within two weeks (14 days) from the date of this offer failing which, the part earnest amount paid by me (the Applicant) shall stand forfeited. Upon payment of the full 10%, this offer shall be treated as completed. The onus to make the payment of the balance earnest amount rests with me and in the event the balance payment is not made within two weeks (14 days), the Company is requested to treat the offer as cancelled/abandoned and forfeit the deposit paid without reverting to me.
3. I however, reserve the right to withdraw this offer within one week (07 days) of the date of this offer for any reason including, if I disagree with any term/s or condition/s of the standard agreement or am not satisfied with plan, layout, specifications, & schedule. In this case, the Company shall return the full amount deposited by me without interest within two weeks (14 days) from the date of withdrawal of the offer. Time is of the essence in clauses, 2 and 3.
4. After I have paid the 10% earnest amount as per clause 2 above, the Company may accept or reject the offer within one week (07 days) from receiving the entire earnest amount. In case the Company, for any reason whatsoever, decides to reject the offer, the Company will refund the entire earnest amount paid by me without interest within two weeks (14 days). In case the Company accepts the offer, then I shall come forward and sign the standard agreement and pay further amounts, if any, as per the agreement and the necessary taxes/duties due within one week (07 days) of being informed of the acceptance of the offer. Till the same is done, the matter shall remain at a negotiating stage only and a binding contract shall be deemed reached only if the agreement is executed and registered and not otherwise. In the event I do not come forward and sign the agreement and register within the one week (07 days) mentioned herein, the Company is entitled to treat its acceptance of the offer, if issued in writing, as withdrawn and the offer cancelled and Company shall forfeit the entire earnest amount paid in favor of the company. The onus to come forth to sign the agreement and register rests with me alone.

5. I unequivocally confirm that this offer is not a reservation of a unit nor does it create any right or interest in the unit or the project in any way whatsoever. This offer is merely an offer to purchase a unit and acceptance of the offer shall be by the Company executing the unit purchase agreement. The deposit of the amount by the company is only to keep the offer alive. Acceptance of this offer shall not permit the Company to claim any further amounts unless such agreement is signed. Upon the agreement being signed the Deposit amount paid under the Offer stage shall be transferred towards the payment towards the cost of the unit and this shall be reflected in the agreement.

6. I shall make all balance payments to reach the stage of progress of the project as per the agreement within 3 weeks (21 days) of signing the agreement, details of which are shown in the Payment Plan below. The Company shall not be responsible for any delays for my making timely payment; including any delay by the bank/financial institution for disbursements to me on any account. I shall pay interest to the Company as per the agreement on amounts not paid as due. I further shall, in the event of a delay in making the payments as due, abide by the terms and conditions of the agreement, which may be implemented by the Company without demur.

7. The applicant is made aware of the common area calculations for consideration.

i) Common Areas

a. The following spaces are provided for common use of all owners and their built-up area is used in arriving at the loading of the common areas onto the units. Main lobby, Atriums on ground floor and first floor, food court atrium, common staircase, lift, common toilet, passages to shops and offices, BMS/Pump/Meter/DG/Electrical room, common driveways of the parking levels. Areas of external walls of all units are also added to derive at the loading of common area onto units.

b. The total area of these spaces is over 8000 square meters, however, for the purposes of loading, only 6942.16 square meters have been considered and loaded to the carpet areas of the units.

c. The area of the various items considered above may vary, however, if the total of the built-up area of all common use spaces reduces below the capped figure of 6942.16 square meters, a proportionate reduction in area will be applied to all customers and a corresponding reduction in total cost will be made.

8. After execution of the agreement, if at all, I shall pay the installments as per the standard schedule annexed herewith. Any delays in payments shall attract interest as per the Rules of the RERA as stated in the agreement.

9. I confirm that this offer is only made for the unit specifically mentioned in the form and there will be no change in the unit applied for.

10. I confirm that this offer is made as specifically mentioned for the applicant named in the form and that there will be no request for any change of name for this offer. I also confirm that you are authorized to confirm my CIBIL score.

11. The applicant named herein shall be treated as the representative for all transactional purposes including any notice/information provided to the applicant. I agree to abide by the terms of offer /allotment and also agree to sign the agreement for sale in time as stated herein. I am aware of the provisions of the relevant stamp act and undertake to pay the stamp duty on the relevant documents and keep the Company indemnified in this regard.

12. I shall pay the stamp duty, registration charges, GST as currently applicable for the unit and agree that in case of any changes in the taxes/duties shall receive the benefit in case the taxes/duties are reduced or shall pay the difference in case the taxes/duties are increased.

13. I shall not transfer my rights in the unit post signing of the agreement until possession of the unit is received.

14. I confirm my request that the company may provide a specific earmarked space for parking of the Applicants' vehicle in order to have orderly parking. However, if for any reason, it is held that this allotment of designated parking is improper then the Applicant or I shall be entitled to use the entire open parking in common with other applicants. I shall not be entitled to ask for any compensation (or refund of part of the cost paid for purchase of the unit) in such case as the allotment of designated parking spaces is purely ex gratia action for convenience and beneficial enjoyment by Allottee's and for all practical purposes for easy management of the complex, with no specific interest in my name.

15.. I request the Company to send bills/receipts/notices and other correspondence by email and/or via the Gera App and the communication by email and/or Gera App will be treated as if having been delivered via Postal Certificate or Registered AD. I shall keep the Company informed in case of any change of email address and contact number and any notice sent to the old/changed email address and/or Gera App shall be binding if any change is not informed in writing.

16.. I confirm seeing the samples of the materials being used and understand that: a. Color of specific materials such as tiles, paint, polish etc. would be used in the final individual units would be different from the sample unit as I understand that exact shade matching is not possible for a variety of reasons. b. Brand of material in the final individual units might be an equivalent brand at your discretion of what is used in the sample units. c. There may be modifications in the bathroom layout in the individual units from that in the sample unit depending on location of external ducts etc. d. Lintel levels of the doors and windows to the unit shall be as defined by the architect. The final details will be in the agreement.

17. I by virtue of this offer hereby expressly admit acknowledge and confirm that no terms, conditions, particulars or information, whether oral, written or otherwise given or made or

represented, including those contained or given in any advertisement, brochure or website by the company and or its agents and or its staff member other than such terms, conditions and provisions as are contained or incorporated in this offer form, shall be treated as having induced the Applicant to make this offer and that this offer has been made by my own free will and volition.

18. Please note I hereby agree that in the event of cancellation/termination as per this offer after 7 days from the date of offer, you are hereby authorized to recover any commission paid to the agent by you from/out of the amounts refundable to me if any. If the entire amount is forfeited by the company, and if the agents brokerage is not recovered back by you, I undertake to make the same good by reimbursing you the same.

19. It is also explicitly understood that till such time as the standard agreement is executed between you and me, the matter shall only be at a negotiating stage.

Signature Applicant

PAYMENT PLAN

Current payment due as per the stage of progress as on the date of offer is ticked in the stage of progress field. The Consideration amount of the unit shall be paid by me to you in the following manner:

TENTATIVE PAYMENT SCHEDULE

S. No.	Payment Percentage	Construction Stage	Amount Due
1	10%	On Making complete offer (or as stated above) Execution of agreement to be within a maximum of 7 days of acceptance of offer in terms of clause 4 above along with simultaneous registration as mandated under RERA	
2	10%	Within 7 days of registration of agreement	
3	10%	On Completion of foundation	
4	6%	On Completion of Plinth	
5	6%	On completion of casting of first slab	
6	6%	On completion of casting of second slab	
7	6%	On completion of casting of fourth slab	
8	6%	On completion of casting of sixth slab	
9	5%	On completion of casting of eighth slab	
10	5%	On Completion of casting Terrace slab	

11	5%	Completion of masonry (brick work of the unit)	
12	5%	Completion of internal plaster	
13	5%	Completion of flooring	
14	5%	Completion of windows	
15	5%	Completion of lifts, waterpumps, transformer and fire fighting lines	
16	5%	When the unit is ready for possession	
Total	100%	Total	

Note: THE FIRST SLAB IS THE FIRST RCC SLAB CAST ABOVE THE FLOOR OF THE PARKING LEVEL

Signature _____ (Signature of 2nd applicant) _____ (Signature of 3rd applicant)

Personal Details:

Date of Birth: ___ / ___ / _____

Mother Tongue: _____ Home Town: _____

Marital Status: Married Single

Anniversary Date: _____

Occupation: _____ Self Employed Professional _____ Business Owners _____

Salaried Executive _____

Organization: _____

Some details of Assets Owned:

Home/s: How many _____

Type/locality: _____

Car/s No/s. _____

Model/Brand: _____

Do you own any other residences from Gera's? Y/N

Please Specify: _____

1. Your Loved Ones:

No. of family members staying together:

Spouse's Name: _____ Date of Birth: _____

Child Name: (1) _____ Date of Birth: _____

Child Name: (2) _____ Date of Birth: _____

2. Your preferences & interests:

Holiday Destination/s: _____

Newspaper/s _____

Website/s: _____

Magazine/s _____ TV Channel/s: _____

Sport/s: _____ Hobbies: _____

Entertainment:

Movies _____ Play/Theatre _____

Sport _____ Other _____

Signature Applicant

REMARKS

- Checked for Area: -----
- Checked for Unit: -----
- Checked for Consideration Value: -----
- Checked for Taxes: -----

Site Office:

Gera's Imperium Star
43 & 44, EDC,
Patto Plaza,
Panaji, Goa - 403001

Corporate Head Office:

Gera Developments Private Limited
200, Gera Plaza, Boat Club Road,
Pune 411001, Maharashtra, India
www.gera.in

RECEIPT

RECEIPT for Earnest money/Part Earnest money as per Offer.

Received with thanks from _____

Rs. _____ /- (Rupees _____
only) Cheque No. _____ Date: _____ Drawn on _____ Bank _____
Branch, in favor of GERA DEVELOPMENTS PRIVATE LIMITED as per terms & conditions of
Offer dated _____

Subject to realization of Cheque/DD/Payorder

Signature of Applicant

Signature

(Office Copy)

RECEIPT

RECEIPT for Earnest money/Part Earnest money as per Offer.

Received with thanks from _____ Rs. _____ /-
(Rupees _____ only) Cheque No. _____
_____ Date: _____ Drawn on _____ Bank _____ Branch,
in favor of GERA DEVELOPMENTS PRIVATE LIMITED as per terms & conditions of Offer dated

Subject to realization of Cheque/DD/Payorder

Signature of Applicant

Signature

(Applicant Copy)