

Photograph of 2nd Applicant (If any). Please Sign across the Photograph.
Photograph of 1st Applicant (Application will not be accepted without photographs). Please Sign across the Photograph.

APPLICATION FORM

To,

JAGRAN DEVELOPERS LTD.

Kurukshetra Global City, Sector-29,
Kurukshetra Haryana

Dear Sir(s),

I/We hereby apply for the allotment of a Plot / Villa/ Shop / Office space (hereinafter referred to as "said Unit") in the Project, known as "KURUKSHETRA GLOBAL CITY PHASE -I/ THE GALLERIA, KURUKSHETRA GLOBAL CITY PHASE -II" located at Sector - 28, 29 & 30, Kurukshetra, Haryana, India. Application for part completion of KURUKSHETRA GLOBAL CITY PHASE -I has been filed and the same is pending approval and THE GALLERIA, KURUKSHETRA GLOBAL CITY PHASE -II is duly registered with Haryana Real Estate Regulatory Authority vide registration No._____.

I/We have clearly understood that allotment of the said Unit on the basis of this application is at the sole discretion of the Developer and it does not confer upon me/us any right of allotment notwithstanding the acknowledgement receipt of the advance registration charges issued by the Developer.

Upon acceptance of my/our application I/We agree to sign and execute, as and when desired by the company, the Buyer Agreement, containing detailed terms and conditions of allotment and/or such other corresponding documents as prescribed on Company's standard formats. A copy of the draft Buyer Agreement has been provided to me/us and after perusing the same and accepting the terms and conditions mentioned therein, I/we am/are submitting the present application.

I/We remit herewith a sum of Rs. (Rupees
.....) by Bank Draft/Cheque No. dated
drawn on towards the booking amount of the said Unit.

I/We have perused the "Price List-cum-Payment Plan" and agree to pay as per the Payment Plan annexed hereto.

SOLE/FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

M/s / Mr. / Ms.

S/W/D of.

Guardian's Name (if minor).....

Date of Birth.....Nationality.....PAN.....Ward/Circle/Range (Where assessed).....

Occupation: Service () Professional () Business ()

Student () Housewife () Any Other..... (Please specify)

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin / Others (Please specify).....

Correspondence Address Pin

Permanent Address..... Pin

Office Address..... Pin

Contact No. Office.....Residence.....Mobile.....

Fax.....E-mail.....

SECOND APPLICANT

(Compulsory to fill all the details, if applicable, along with passport size photograph)

M/s / Mr. / Ms. S/W/D of.....

Guardian's Name (if minor).....

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

Date of Birth.....Nationality.....PAN.....Ward/Circle/Range (Where assessed).....
Occupation: Service () Professional () Business ()
Student () Housewife () Any Other.....(Please specify)
Residential Status : Resident /Non-Resident / Foreign National of Indian Origin / Others (Please specify).....
Correspondence Address Pin.....
Permanent Address..... Pin.....
Office Address..... Pin.....
Contact No. Office.....Residence.....Mobile.....
Fax.....E-mail.....

PROPERTY APPLIED FOR:

(i) Residential Plot (ii) House (iii) Villa (iv) Independent Floor (v) Duplex
(vii) Apartment (viii) SCO Plot (ix) Office Space (x) Any Other

PROJECT NAME: (i) Kurukshetra Global City, Kurukshetra (ii) The Galleria, Kurukshetra Global City, Kurukshetra Phase II

RESERVED PARKING: (i) Covered () (ii) Open () (iii) Not Applicable ()

PAYMENT PLAN: Down Payment Plan Installment Plan Construction/Development Linked Plan

UNIT DETAILS:

Unit No..... Block No.....Type Floor..... Carpet Area..... Sq. m. / Area
..... Sq.m./ /.....Sq. Ft.(approx.) Carpet Area of Terrace Area (if applicable)Sq.m /
.....Sq.Ft. (approx.)

AMOUNT PAYABLE:

(i) Basic Sale Price	Rs.....
(ii) EDC & IDC*	Rs.....@Rs.....per sq. m (Rs.....per sq. ft.)
(iii) EEC/FFC/Electrical & Water Charges & Securities	Rs.
(iv) Preferential Location Charges	Rs.....
(v) Interest Free Maintenance Security	Rs.....
(vi) GST and other Taxes	Rs.....
(vii) Property Tax	Rs.....
(viii) Stamp Duty & Registration Charges	Rs. As applicable
(ix) Sewerage Connection Charges	Rs.
(x) Other charges, if any	Rs.
(xi) Down/timely payment discount, if any **	Rs.....
Total Payable	Rs.....

* EDC /IDC is charged on the basis of prevailing rates, as fixed by the Government and governed by the guidelines of relevant authorities. The Government has reserved its right to revise the EDC/IDC and accordingly, in case of any revision at a later date by the authorities, the same shall have to be paid by the Applicant(s), in proportion to the Plot Area/carpet area of his unit/property to the Saleable Area (Plot Area/Carpet Area) of the concerned Zone i.e. Residential or Commercial. For this purpose the EDC / IDC charged by the Government authorities on Gross Acre Basis shall be deemed to have been levied on Saleable Area only.

** Down/timely payment discount is not given up front and the same shall be at the sole discretion of the Company which shall be passed on to the Applicant(s) in terms of Schedule of Payment.

I/we, the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing material has been concealed therefrom.

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

Date:

Note: All Cheques/Drafts to be made in favour of “**JAGRAN DEVELOPERS PVT. LTD. KGC SALES**” payable at New Delhi/ Kurukshetra only. All amounts received from intending Applicant(s) other than Resident Indian shall be from NRE/ Foreign Currency Account Only.

FOR OFFICE USE ONLY

APPLICATION STATUS: Accepted Rejected

PROPERTY APPLIED FOR:

(i) Residential Plot (ii) House (iii) Villa (iv) Independent Floor (v) Duplex
 (vii) Apartment (viii) SCO Plot (ix) Shop (x) Office Space (xi) Any Other

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Sq.Ft. (approx.)

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(iv) Preferential Location Charges	Rs.....
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(vi) GST and other Taxes	Rs.....
(vii) Property Tax	Rs.....
(viii) Stamp Duty & Registration Charges	Rs. As applicable
(ix) Sewerage Connection Charges	Rs.
(x) Other charges, if any	Rs.
(xi) Down/timely payment discount, if any **	Rs.....
Total Payable	Rs.....

PAYMENT PLAN: Down Payment Plan Installment Plan Construction/Development Linked Plan

TYPE OF ACCOUNT: SB / CA / NRE

BOOKING AMOUNT RECEIVED vide Cheque/Draft/ Receipt No.....dated.....
 for Rs..... (Rupees.....)
 drawn on

SPECIAL INSTRUCTIONS / REMARKS

MODE OF BOOKING: Direct / Broker

(If Broker: Name & Address with Stamp

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

.....
COMPANY EXECUTIVE

Verified By: Approved by

Delhi:

Date:

(Authorized Signatory)

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

GENERAL TERMS & CONDITIONS FOR BOOKING OF A RESIDENTIAL PLOT / HOUSE / VILLA / INDEPENDENT FLOOR / DUPLEX / APARTMENT / SCO PLOT / SHOP / OFFICE SPACE (HEREINAFTER REFERRED TO AS "SAID UNIT") IN "KURUKSHETRA GLOBAL CITY" SITUATED AT SECTOR – 28, 29 & 30, WITHIN THE REVENUE VILLAGE OF UMRI & PALWAL, TEHSIL THANESAR, DISTT. KURUKSHETRA, HARYANA

1. That the intending Applicant(s) has applied for allotment of a Unit in an Integrated Township known as "KURUKSHETRA GLOBAL CITY PHASE - I/ THE GALLERIA KURUKSHETRA GLOBAL CITY PHASE -II" situated at Sector – 28, 29 & 30, situated within the revenue village of Village Umri & Palwal, Tehsil Thanesar, Kurukshetra, Haryana (hereinafter referred to as "the Project") being developed by M/s JAGRAN DEVELOPERS PVT. LTD. (CIN No. U70100DL2005PTC271652) in collaboration with other land owning companies viz. M/s Achiever's Real Estate Pvt. Ltd (CIN No. U45101DL2006PTC148321), M/s Ujjain Buildwell Pvt. Ltd. (CIN No. U70101DL2006PTC148638), M/s Snow Cool Buildcon Pvt. Ltd. (CIN No. U45201DL2006PTC147868), M/s Pamposh Builders Developers Pvt. Ltd. (CIN No. U70101DL2006PTC148352), M/s Snowview Buildcon Pvt. Ltd. (CIN No. U45201DL2006PTC147883), (hereinafter jointly referred to as '**Owners**') all companies incorporated under The Companies Act, 1956 through M/s JAGRAN DEVELOPERS PVT. LTD. a company incorporated under The Companies Act, 1956, and having its registered office at DSM 648, 6th Floor, DLF Tower, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015 (hereinafter referred to as the "**DEVELOPER**").
2. That the Developer and the Owners are the recorded owners and possess aggregate land admeasuring approximately 90 acres located at Sector-28, 29 & 30, within the revenue estate of village Umri and Palwal Tehsil & District Kurukshetra, Haryana (hereinafter referred to as the 'said Land'). Out of the said Land the Owners have obtained necessary licenses bearing No. 288/2007 dated 29th December, 2007(88.787 acres) and license No. No. 126 dated 22nd August 2014 (1 Acre) for the aggregate land admeasuring approximately 89.787 acres from the Director General, Town & Country Planning, Haryana, Chandigarh, for Development of the Residential Colony Project. The Developer has got land admeasuring 0.0625 acre de-licensed vide order dated 29th August 2014 of Director General, Town and Country Planning, Haryana. Thus the licenses bearing No. 288/2007 dated 29th December, 2007 and No. 126/2014 dated 22nd August, 2014 are for the aggregate land admeasuring approximately 89.725 acres, located at Sector – 28, 29 & 30, within the revenue estate of village Umri and Palwal Tehsil & District Kurukshetra in the state of Haryana. THE GALLERIA, KURUKSHETRA GLOBAL CITY PHASE -II is being developed on a land admeasuring 1.46 Acres out of the same.
3. That the allotment of the said unit is at the discretion of the Company and the Company has a right to reject any offer/application without assigning any reason. If accepted, the intending Applicant(s) shall pay to the Company the entire consideration as per agreed Payment Plan and in terms of the Buyer Agreement.
4. That the Company, apart from basic sale price shall fix Preferential Location Charges (PLC) for certain Unit in the "KURUKSHETRA GLOBAL CITY PHASE - I / THE GALLERIA KURUKSHETRA GLOBAL CITY PHASE -II" and if intending Applicant(s) opts for booking of any such unit, he/she/it shall be liable to pay such charges as fixed & demanded by the company.
5. That if any installment is delayed / not paid as per the Payment Plan, the Company will charge interest at the rate as may be prescribed by State Government under the provisions of the Real Estate (Regulation & Development) Act, 2016 and Rules framed thereunder on the delayed payment for the period of delay, however, if the same remains in arrears for more than two consecutive installments, the allotment may be cancelled and 10% of the Total Sale Price of the said Unit, constituting the Earnest Money shall stand forfeited and the balance amount, if any, will be refunded within 90 days. In such event Applicant will have no right or lien whatsoever on the said Unit.
6. The Company shall have the right, at its own option, to adjust all payments made by the Applicant(s) under any head(s) of outstanding dues, if any, of the Applicant(s) and the Applicant(s) undertakes not to object demand/ direct the Company to adjust such payments in any particular manner whatsoever.
7. That the "Earnest Money" shall be deemed to be 10% of the Total Sale Price of the said Unit which is liable to be forfeited by the Company in case of default/breach/cancellation of Booking by the Applicant(s) for any reason whatsoever.
8. That all taxes and statutory levies presently payable in relation to land comprised in "KURUKSHETRA GLOBAL CITY PHASE - I / THE GALLERIA KURUKSHETRA GLOBAL CITY PHASE -II" have been included in the price of the said Unit. However, in case of any further increase and/or any fresh tax, service tax, charge, cess, duty, levy etc. imposed by the Government or other Statutory Authorities, the same shall be payable by the Applicant(s).
9. That the External Development Charges (EDC) and Infrastructure Development Charges (IDC) are not included in the basic sale price of the Unit and would be charged extra as demanded by the company. Any increase in EDC and IDC and other levies shall be to the sole account of the Applicant(s) only. Apart from the BSP, EDC, IDC, PLC, Stamp Duty, registration expenses etc. as listed above, the intending Allottee(s) shall also pay Malwa Charges, Sewerage Connection Charges, Road Damages Charges, Electricity Meter/Connection Charges, any other charges etc. at such rates as may be fixed by the Developer.
10. The possession of the Unit shall be delivered by the Company to the Applicant(s) by _____ provided all amounts due and payable by the intending Applicant(s) as provided herein have been paid to the Company. However, aforesaid period of possession shall be subject to Force Majeure circumstances and reasons beyond the control of the Company. Any delay due Force Majeure circumstances and reasons beyond the control of the Company shall be excluded from computing the aforesaid period of handing over the possessions of the Unit to the Intending Applicant(s)
11. That the development of the said unit is subject to force-majeure conditions, which includes delay for any reason beyond the control of the Company like war or enemy action or natural calamities or any Act of God, Court Orders, Government policy/ guidelines, decisions affecting the regular development of the real estate project. In case of delay in possession as a result of delay on account of any notice, order, rule, and notification of the Government/Court of Law/Public/Competent Authority or any other reason beyond the control of the Company and in case of any of the aforesaid events, the Company shall be entitled to a reasonable extension of time.
12. That in case the Applicant(s) wants to avail any loan facility from his employer or financial institutions or bank to facilitate the purchase of the said unit, the Company shall co-operate with the Applicant(s) during the financing process subject to however, the terms of the financing agency shall exclusively be binding and applicable upon the Applicant(s) only and the entire responsibility of getting the loan sanctioned and/or disbursed in accordance with the Company's payment plan will rest exclusively on the Applicant(s). In the event of the

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

- loan not being sanctioned or the disbursement getting delayed, the payment to the Company, as per payment plan, shall be ensured by the Applicant(s), failing which, the Applicant(s) shall be governed by the provision contained in clause 5 as above.
13. That after completion of said unit and receipt of full consideration and other charges, if any, payable by the intending Applicant(s). Conveyance documents as per the policy of the company shall be executed in favour of the intending Applicant(s) on the standard format approved by the Company. All expenses towards execution of Sale Deed / Conveyance document shall be borne by Applicant(s). The Applicant(s) shall remain present before the Authority at the time of registration of such documents.
 14. If except for occurrence of a Force Majeure event or reason beyond the control, the Company is unable to deliver possession of the Unit to the Applicant(s) within the stipulated, the Company shall be liable to return the total amount received to the Applicant, in respect of the unit, with interest at the rate prescribed in the Rules framed under the Real Estate (Regulation & Development) Act, 2016, within 90 days of it becoming due. Upon such refund the allotment the said Applicant(s) shall have no claim against the Company and/or Unit in any manner whatsoever.
 15. That the intending Applicant(s) shall take possession of the said unit by executing necessary indemnities, undertakings and such other documentation as may be prescribed under the Agreement and by paying all the outstanding dues and stamp duty, registration charges within 30 days from the date of issuance of offer of possession failing which the **holding charges @ Rs. _____ /- (Rupees _____) per sq. m per month for the entire period of such delay** and the Applicant shall continue to be liable to pay maintenance charges.
 16. That the intending Applicant(s) shall also sign and execute a separate maintenance Agreement for upkeep and maintenance of the common areas, services, facilities and installations of the complex, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the said unit. The intending Applicant(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the said unit) in the Complex, as determined by the Company or its nominated agency.
 17. The Applicant(s) shall comply with from time to time after he/ she has taken over possession of the Unit, the requirements, requisitions, demands and repairs which are required by any concerned Authority viz. DTP, Haryana Urban Development Authority, Director, Town & Country Planning, municipal authority or any other concerned authorities or any other law for the time being in force in respect of the construction over the Plot at his/ her own cost. The Applicant(s) shall commence construction of the Apartment on the Plot after obtaining all required approvals including, but not limited to approval of building plans from the concerned authority as per the government guidelines and complete the minimum required construction over the Plot within a period of two years from the date of offer of Possession of the Plot failing which a non-construction fees/charges, as decided by the Developer, shall be liable to be paid by the intending Applicant(s) on monthly/per sq. yd basis in addition to the penal actions as may be available to the Developer as per law. The Maximum number of units in a Plot shall be made by the Applicant(s) as per the provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning and other plans approved / modified by the competent authority(ies) from time to time.
 18. That, if required, the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations, and in case of any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Company, any further Fire Safety means are required to be provided, intending Applicant(s) shall pay for the same, on pro-rata basis.
 19. That the intending Applicant(s) shall get his/her complete address registered with the Company at the time of booking 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 notice and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The intending Applicant(s) shall be responsible for any default in payment and/or other consequences that might occur therefrom.
 20. That in case there are joint Applicants, all communications shall be sent by the Company to the Applicant whose name appears first and at the address given by him in this application, shall for all purpose be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicant(s).
 21. That the intending Applicant(s) undertakes to abide by all laws, rules, regulations and orders law as may be made applicable to the said unit and to present himself/herself to execute and register the Buyer Agreement before the Sub-Registrar, Thanesar, Kurukshetra, failing which the Company may after giving a fair opportunity to the Applicant to get said agreement executed and registered, forfeit up to ten percent of the booking amount.
 22. That the Applicant(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution and registration of the Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
 23. That the Applicant(s), if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules made there under or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition / sale / transfer of immovable properties in India etc. and provide the Developer/company with such permissions, approvals which would enable the Developer/Company to fulfill its obligations under the booking application and the buyer agreement. The Applicant(s) understands and agrees that in the event of any failure on his / her part to comply with the applicable guidelines issued by the Reserve Bank of India, he / she shall be liable for any action under the Foreign Exchange Management Act, 1999 as amended from time to time. The company accepts no responsibility in this regard. The Applicant(s) shall keep the company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Applicant(s) subsequent to the signing of this application it shall be the sole responsibility of the Applicant(s) to intimate the same in writing to the Developer/Company immediately and comply with necessary formalities, if any, under the applicable laws.
 24. The Developer/Company shall not be responsible towards any third party payment / remittances on behalf of any Applicant(s) and such third party shall not have any right in the application / allotment of the said unit applied for herein in any way and the Developer/Company shall be issuing the payment receipts in favour of the Applicant(s) only.
 25. That the Applicant(s) shall not be entitled to transfer the said unit and/or get the name of his/her nominee(s) substituted in his/her place without prior approval of the company and the Company, in its sole discretion, allow or refuse the same on such terms and conditions as it may deem fit and proper.
 26. That all or any dispute arising out or touching upon or in relation to the terms and conditions of this Application and Buyer Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Real Estate (Regulation & Development) Act, 2016.

27. In case any dispute is taken to Consumer Disputes Redressal Forum or the Consumer Disputes Redressal Commission, then the Consumer Disputes Redressal Forum at Kurukshetra and Consumer Disputes Redressal Forum Haryana shall have the exclusive jurisdictions to the exclusion of all other Courts.

Declaration: I/We declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We have sought detailed explanations and clarifications from the Company and the Company has readily provided such explanations, documents and clarifications and after giving careful consideration to all facts, terms and conditions, I/We have signed this Application Form and paid the advance registration charges for allotment after accepting the terms and conditions of the draft Buyer Agreement. I/We further undertake and assure the Company that in the event of rejection of my/our Application for allotment either by way of forfeiture or refund of my/our money or in any manner whatsoever, including but not limited to as set out in the terms and conditions provided in this Application, I/We shall be left with no right, title, interest or lien under this Application or against any Unit in relation to the said KURUKSHETRA GLOBAL CITY PHASE - I / THE GALLERIA KURUKSHETRA GLOBAL CITY PHASE -II.

(Intending Applicant(s))

Place:
Dated:

Disclaimer: While every reasonable care and precaution has been taken in preparing this application form, the Company reserves the right to add/delete/change/modify any of the Terms & Conditions, specifications facilities/amenities as may be required by the Company, statutory bodies, govt. regulations.

Regd. Office of Company: DSM 648, 6th Floor, DLF Tower, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi – 110015

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)

SCHEDULE OF PAYMENT

(Signature of First/Sole Applicant)

(Signature of Second Applicant, if any)