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# Application Form

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**Application Form for Booking/Allotment of Retail Unit/ Food Court/  
Office Space/ Restaurant in "CROSSWALK", SECTOR-93, Gurgaon, Haryana**

Application No.: \_\_\_\_\_

Date: \_\_\_\_\_

M/s. JMS Buildtech Pvt. Ltd.  
Plot No. 10, 3rd Floor,  
Sector-44, Gurgaon, Haryana.  
CIN No.: U70109HR2013PTC048244

\_\_\_\_\_  
\_\_\_\_\_

Dear Sirs,

- I/We request for a provisional allotment of a Retail Unit / Kiosk / Food Court / Office Space (hereinafter referred to as 'Unit') in your project 'CROSSWALK' at Sector-93, Gurgaon, Haryana (hereinafter referred to as 'Commercial Complex'). I/We am/are making this application with the full knowledge that JMS Buildtech Pvt. Ltd. (hereinafter referred to as the 'Company') is in the process of developing the Project and would make the allotment of an Unit in due course of time, subject to availability.
- I/We remit herewith a sum of ₹ .....(Rupees.....  
.....only) by Bank Draft/Pay Order/  
Cheque No./ RTGS No. .... dated .....drawn on ..... as  
registration amount.
- I/We have clearly understood that this application does not constitute an Agreement to Sell and I/we do not become entitled to the provisional and/or final allotment of Unit, notwithstanding the fact that M/s. JMS Buildtech Pvt. Ltd. (hereinafter referred to as the 'Company') may have issued a receipt in acknowledgment of the money tendered along with this application. The allotment shall become final and binding, only after I/we sign and execute the Buyer's Agreement on standard format, agreeing to abide by the terms & conditions laid down therein, that the allotment shall become final and binding upon the Company. If, however, I/we fail to make 10% payment out of the total consideration of the proposed Unit within 15 (fifteen) days from date of execution of the demand raised and/or fail to execute and return the Buyers Agreement within 30 (Thirty) days from the date of its dispatch by the Company, then this application shall be treated as cancelled at the sole discretion of the Company and the money paid by me/us shall stand forfeited. I/We have clearly understood that the Buyers Agreement sent by post on the address as provided by me/us herein below shall be deemed to be delivered to me/us after 7 (Seven) days from the date of post by the Company:

Name:.....

Address:.....

Contact No. (Mobile):..... (Landline):.....

Signature  
of Sole/First Applicant

Signature  
of Co-Applicant

Signature  
of Second Co-Applicant

- I/We am/are making this application with the full knowledge that the said Commercial Complex is yet to be developed.
- I/We have not relied upon any advertisements, representations, promises or any other information, of any nature whatsoever made by selling agents/brokers or advertisements or brochures, unless confirmed in writing by the Company, which is specifically stated in this Application with respect to the Commercial Complex and/or the Unit.
- I/We agree to pay further installments of Total price and all other charges as stipulated in this application and/or the Buyer's Agreement and/or the payment plan (annexed herewith) as explained to me/us by the Company and understood by me/us. I/We am/are fully aware of the consequences on account of non-payment of installments within the stipulated time. Any payment made without execution of Buyer's Agreement will not confirm allotment in my/our favour.
- I/We have seen all the documents pertaining to title of the land over which the Commercial Complex is being raised. The Company is in the process of developing the Commercial Complex in accordance with the plans approved by the competent authority, which have been explained to me/us and understood by me/us. It is acknowledged that I/we have physically inspected the site and have understood and satisfied myself/ourselves fully in all respects about the location, the right, title, interest, size, price, infrastructure, status, local conditions and environment, government regulations, market conditions, etc. I/We further acknowledge that the said Commercial Complex is duly registered under RERA.
- As already confirmed herein above, I/we do hereby declare that I/we have gone through the terms and conditions of the Buyer's Agreement made available to me/us in the Company's Office and I/we agree and undertake to abide by the said terms and conditions thereof and sign the Buyer's Agreement as and when called upon to sign by the Company.
- In case of any difference and/or dispute between the Company and me/us, the same shall be referred to arbitration of a sole arbitrator to be appointed mutually by the parties. The award of the sole arbitrator shall be final and binding on the parties. It is understood and expressly accepted that only Courts/Tribunals/Quasi-Judicial Authorities of Gurgaon shall have the jurisdiction to entertain any dispute arising out of this application between the Applicant and the Company. The venue of Arbitration shall be at Gurgaon.
- I/We further agree and confirm that the Company is not bound by any information expressly or impliedly provided in the brochure, advertisements, hoardings, pamphlets, handbills etc. except as specifically laid down in the Buyer's Agreement of the aforesaid Unit to be signed by an Authorized Signatory of the Company.
- I/We have gone through the above mentioned terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

**Enclosed:-**

1. Annexure A: Personal Details Form
2. Annexure B: Payment Plan
3. Annexure C: Details of Total Price
4. Annexure D: List of Documents

Signature  
of Sole/First Applicant

Signature  
of Co-Applicant

Signature  
of Second Co-Applicant

## ANNEXURE A

### SOLE/ FIRST APPLICANT:

Mr. / Ms. ....

S/D/W/o.....

Occupation .....

Residential / Mailing Address:.....

Permanent Address:.....

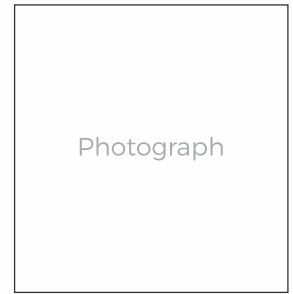
Date of Birth .....Telephone (Off) ..... (Res) .....

(Mob) ..... E-Mail .....Fax .....

Permanent Account No. ....UID No .....

Ward/Circle/Special range and place where assessed for Income-tax .....

Status: Resident/ Non-resident/ Person of Indian Origin .....



Self-Attested Photograph

**OR**

M/s .....

a Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/ Partnership Firm/ Proprietorship Firm, having its registered office at.....

Through its Authorized Signatory/ Director/ Partner/ Sole Proprietor .....

.....duly authorized by Board Resolution/ Authority Letter of other Partners/ Power

of Attorney dated.....TIN .....

Permanent Account No. ....E-mail ..... Fax.....

Telephone (Off.) .....(Res) .....(Mob) .....

Ward/Circle/Special range and place where assessed for Income-tax.....

Status: Resident/Non-Resident/Person of Indian Origin .....

Signature  
of Sole/First Applicant

Signature  
of Co-Applicant

Signature  
of Second Co-Applicant



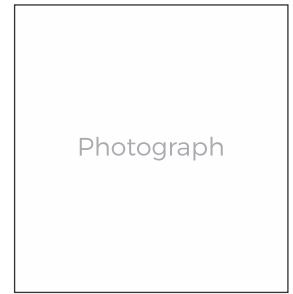
**CO - APPLICANT:**

Mr. / Ms. ....

S/D/W/o.....

Occupation .....

Residential / Mailing Address:.....



**Self-Attested Photograph**

.....  
Permanent Address:.....

.....  
Date of Birth .....Telephone (Off) ..... (Res) .....

(Mob) ..... E-Mail .....Fax .....

Permanent Account No. ....UID No .....

Ward/Circle/Special range and place where assessed for Income-tax .....

Status: Resident/ Non-resident/ Person of Indian Origin .....

**OR**

M/s .....

a Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/ Partnership Firm/ Proprietorship Firm, having its registered office at.....

.....  
Through its Authorized Signatory/ Director/ Partner/ Sole Proprietor .....

.....duly authorized by Board Resolution/ Authority Letter of other Partners/ Power

of Attorney dated.....TIN .....

Permanent Account No. ....E-mail ..... Fax.....

Telephone (Off.) .....(Res) .....(Mob) .....

Ward/Circle/Special range and place where assessed for Income-tax.....

Status: Resident/Non-Resident/Person of Indian Origin .....

**Signature  
of Sole/First Applicant**

**Signature  
of Co-Applicant**

**Signature  
of Second Co-Applicant**

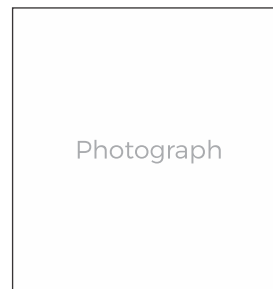
**SECOND CO - APPLICANT:**

Mr. / Ms. ....

S/D/W/o.....

Occupation .....

Residential / Mailing Address:.....



**Self-Attested Photograph**

.....  
Permanent Address:.....

.....  
Date of Birth .....Telephone (Off) ..... (Res) .....

(Mob) ..... E-Mail .....Fax .....

Permanent Account No. ....UID No .....

Ward/Circle/Special range and place where assessed for Income-tax .....

Status: Resident/ Non-resident/ Person of Indian Origin .....

**OR**

M/s .....

a Company registered under the Companies Act/ LLP under Limited Liability Partnership Act/ Partnership

Firm/ Proprietorship Firm, having its registered office at.....

.....  
Through its Authorized Signatory/ Director/ Partner/ Sole Proprietor .....

.....duly authorized by Board Resolution/ Authority Letter of other Partners/ Power

of Attorney dated.....TIN .....

Permanent Account No. ....E-mail ..... Fax.....

Telephone (Off.) .....(Res) .....(Mob) .....

Ward/Circle/Special range and place where assessed for Income-tax.....

Status: Resident/Non-Resident/Person of Indian Origin .....

**Signature  
of Sole/First Applicant**

**Signature  
of Co-Applicant**

**Signature  
of Second Co-Applicant**

## ANNEXURE B

### UNIT DETAILS

Unit details opted for:.....

### PAYMENT PLAN

Payment plan opted for:.....

(Paste the self attested payment plan here)

### NOTE :

1. Payment to be made by Demand Draft(s)/Pay Order(s)/Cheque(s)/ RTGS, only drawn in favor of **“JMS Buildtech Pvt. Ltd. Crosswalk Rera Collection A/C”** payable at Gurgaon.
2. Allotment to Non-Resident and Nationals of Indian Origin will be subject to laws of the Republic of India.
3. For Non-Resident/Foreign Nationals of Indian Origin, all remittance, acquisition/transfer of said Unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their sole responsibility.

Signature  
of Sole/First Applicant

Signature  
of Co-Applicant

Signature  
of Second Co-Applicant

## ANNEXURE C

### DETAILS OF TOTAL PRICE

Particulars	₹ /Sq. Ft.	Amount (₹)	GST (₹)
Basic Sale Price			
External Development Charges (EDC) & Infrastructure Development Charges (IDC)			
Preferential Location Charges (PLC)			
Electrification Charges (EC)			
Interest Free Maintenance Security (IFMS)			
Sinking Fund Deposit (SFD)			
Right to use Car Park (CP)			
<b>Total Price</b>	₹ _____ /- In words ( _____ ) _____		

#### NOTE :

The above calculation does not include the following and shall be charged extra, which shall be payable on demand:

- Stamp Duty, Registration cost & Administration Charges with respect to the Buyer's Agreement and Conveyance Deed of the Unit.
- Charges as levied by various authorities.
- Electric Meter Installation Charges.
- TDS @1% is applicable as per the Income Tax Act, Section 194-IA.
- Maintenance charges for one year in advance at the rate as may be prescribed by the Promoter.
- BOCW Cess, as applicable.
- GST/taxes/levies/cess, as the case may be, as applicable.

**Signature  
of Sole/First Applicant**

**Signature  
of Co-Applicant**

**Signature  
of Second Co-Applicant**



## ANNEXURE D

### DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM

#### Individual (Resident of India):

- 2 Passport Size photographs of each Applicant.
- Self-Attested copy of PAN Card of each Applicant.
- Self-Attested copy of Address Proof of each Applicant.

#### Partnership Firms:

- 2 Passport Size photographs of each Partner.
- Notarized copy of Partnership Deed.
- Self-Attested copy of PAN Card of Firm.
- Self-Attested copy of PAN Card of Authorized Person.
- Self-Attested copy of Address Proof of Firm.
- List of Partners.
- In case only one of the partners has signed the documents, Authorization letter for purchase of Unit duly signed by all Partners.

#### Private Limited/Limited Company/LLP:

- 2 Passport Size photographs of the authorized person of the Company/LLP.
- Self-Attested copy of PAN Card of the Company/LLP.
- Memorandum of Association (MOA) & Articles of Association (AOA) duly signed by the Director / Company Secretary of the Company/Registration certificate/Partnership Deed registered under LLP Act.
- Board resolution authorizing the signatory of the application form to buy Unit on behalf of the Company/LLP.
- List of Directors duly signed by the Director / Company Secretary of the Company/ List of Partners under LLP Act, duly signed by all the Partners.
- Self-Attested copy of Form 32/ DIR 12 along with Challan in case of change of Directors.
- Self-Attested Copy of ID Proof of Authorized Person of the Company/LLP.
- Self-Attested copy of Address Proof of Company/LLP.

Signature  
of Sole/First Applicant

Signature  
of Co-Applicant

Signature  
of Second Co-Applicant

**Hindu Undivided Family (HUF):**

- 2 Passport Size photographs of Applicant.
- Self-Attested copy of PAN card of HUF.
- Self-Attested copy of Address Proof of Applicant.
- Authority letter from all co-parceners of HUF authorizing the Karta to act on behalf of HUF.

**NRI/OCI/PIO:**

- 2 Passport Size photographs of each Applicant.
- Self-Attested copy of Address Proof of each Applicant.
- NRI/OCI/PIO proof in case of an NRI/OCI/PIO Customer.
- Self-Attested copy of Passport in case of an NRI/OCI/PIO Customer.
- Original/Registered G.P.A. or certified copy of the same from the office of the concerned Registrar, in case required.
- Letter from the Executant that the G.P.A. is valid till date.
- In case of Telegraphic Transfer, a copy of Debit Advice from the remitting bank.
- In case of Demand Draft (DD), the confirmation from the banker that the DD has been prepared from the proceeds of NRE/NRO account of the Applicant.
- In case of Cheque, all Payments to be received from the NRE/NRO/FCNR account of the Applicant only.

**DECLARATION**

I/We, the applicant, herein do hereby declare that this application for provisional allotment is irrevocable and that the particulars given above are true and correct and nothing has been concealed therefrom. I/We have read, understood, agreed to and signed the enclosed terms and conditions herein and undertake to abide by the terms and conditions of Buyer's Agreement to be executed.

**Signature  
of Sole/First Applicant**

**Signature  
of Co-Applicant**

**Signature  
of Second Co-Applicant**

**FOR OFFICE USE ONLY:**

Provisional Booking of Retail Unit/ Food Court/ Office Space / Restaurant

Basic Sale Price (₹/ sq.ft) \_\_\_\_\_ / (₹/ sq. mtr.) \_\_\_\_\_

Super Area (sq.ft) \_\_\_\_\_ / (sq. mtr.) \_\_\_\_\_

Unit Number \_\_\_\_\_ Unit Area \_\_\_\_\_ Floor \_\_\_\_\_

**MODE OF BOOKING:**

Direct \_\_\_\_\_ Company Executive: \_\_\_\_\_

Channel Partner \_\_\_\_\_ Channel Partner Stamp \_\_\_\_\_

Special Instructions/ Remark(s)

\_\_\_\_\_

**Authorized Signatory for Company**

\_\_\_\_\_

**Application for Provisional Allotment of Unit:**

Accepted \_\_\_\_\_

Rejected \_\_\_\_\_

Signature  
of Sole/First Applicant

Signature  
of Co-Applicant

Signature  
of Second Co-Applicant

## NOTES

## NOTES

[illegible]



## NOTES



## NOTES



### **JMS Buildtech Pvt. Ltd.**

 PLOT NUMBER 10, THIRD FLOOR, SECTOR 44, GURGAON, HARYANA - 122002  
 Call: 8010000777 | Website: [www.jmsbuildtech.com](http://www.jmsbuildtech.com)

\*The pictures, designs, facilities, plans, images, specification and other details herein are merely an indication for the purpose of depicting the appearance of the development at the project - "Crosswalk". The visuals herein are for illustration and purely symbolic representation of the eventual development, whereas the retail, anchor store, food court, office space etc., shall be sold and developed in the manner and form stated in the Buyer's Agreement. The said information provided herein will not be construed as an advertisement. Any decision of buying or investing in the Project- "Crosswalk" should be upon complete verification of all the details including area, specifications, services and other relevant terms independently with the authorized sales team/ Company at the site office. We will under no circumstance be liable for any loss, expense or damage including, without limitation, indirect or consequential loss or damage, or any expense, loss or damage whatsoever arising from use, or loss of use, of data/information mentioned herein. License No. 44 of 2010 dated 09/06/2010, Commercial Colony measuring 2 acres. Developer: M/s JMS Buildtech Pvt. Ltd., Revised building plan vide Memo No. 1150 dated 01-03-2019. Original approvals available at Corporate Office, 1 sq. mtr.= 10.764 sq.ft., HARERA No. RC/REP/HARERA/GGM/313/45/2019/07 dated 18/02/2019. \*T&C Apply.