

# THE ONE

LUXURY RETAIL & OFFICE SUITES



THE ONE

APPLICATION FORM

GREEN HEIGHTS INFRASTRUCTURE PVT. LTD,  
Corporate Office: 271, Udyog Vihar Phase II  
Gurgaon (Haryana)

Photograph of  
First Applicant

Photograph of  
Second Applicant

Dear Sir,

I /We request that I/We may be registered for the allotment of a Commercial unit/space in your future upcoming Project "THE ONE" by BAANI at Sec 66 , village Badshahpur,Gurgaon (Haryana) which is being developed by you.

I/We agree to sign and execute the Buyers Agreement with the vendor on their standard format. I/We understand and agree to abide by the terms and conditions of the Allotment as laid down herein. I/We herewith remit a sum of Rs..... (Rupees)..... vide Bank Drafft/Cheque No.....dated\_\_\_\_/\_\_\_\_/\_\_\_\_Drawn on .....Bank being the Registration Money. I/We agree to pay further installments as stipulated or demanded by the Company as per the Payment Plan opted by me/us.

1. Sole/First Applicant

Mr./Ms..... S/W/D.....  
Age.....Guardian Name (in case of Minor).....  
Date of Birth (in case of minor).....Nationality.....

Occupation:

Service ( ) Private Service ( ) Business ( ) Student ( ) House wife ( ) Any other ( )

Resident Status:

Indian ( ) Non Resident Indian ( ) Foreign National of Indian Origin ( ) Others Please Specify ( )

Mailing address: .....  
.....  
.....Pin Code.....

E-Mail:.....

Permanent Address:.....

.....Pin Code.....

Tel. No. ....Fax No.....Mobile:.....

Office address:.....

.....Tele:..... Fax No: .....

Income Tax Permanent Account No.....

Ward/Circle/Special Range.....

Place where assessed to Income Tax.....

## 2. Second Applicant

Mr./Ms.....

S/W/D.....

Age.....Guardian Name (in case of Minor).....

Date of Birth (in case of minor).....Nationality.....

Occupation:

Service ( ) Private Service ( ) Business ( ) Student ( ) House wife ( ) Any other ( )

Resident Status:

Indian ( ) Non Resident Indian ( ) Foreign National of Indian Origin ( ) Others Please Specify ( )

Mailing address: .....

.....Pin Code.....

E-Mail:.....

Permanent Address:.....

.....Pin Code.....

Tel. No. ....Fax No.....Mobile:.....

Office address:.....

.....Tele:..... Fax No: .....

Income Tax Permanent Account No.....  
Ward/Circle/Special Range.....  
Place where assessed to Income Tax.....

3. Details of Commercial Space:

Type: Retail ( ) / Office ( ) Unit No.:.....Floor.....  
Block:.....Super Area .....Sq.Ft.....Sq.Mtrs.....

4. Payment Plan : Construction linked ( ) / Down Payment ( )

I/We the above applicant(s) do hereby declare that the above particular/information given by me/us is true and correct and nothing has been concealed there from.

Signature (s): \_\_\_\_\_  
First Applicant Second Applicant

Note

- (i) Cheques/Demand Drafts to be made in favor of "GREEN HEIGHTS INFRASTRUCTURE PVT. LTD" payable at New Delhi/Gurgaon.
- (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 and compliance with the provisions of Foreign Exchange Management Act, 1999("FEMA") or any other statutory enactments shall be their own sole responsibility.
- (v) The One by Baani project at sec 66, is being executed by Green Heights Infrastructure Pvt. Ltd. An SPV of BAANI Group.

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For Office Use Only

1. Application: Accepted ( ) or Rejected ( )
2. Details of Commercial Unit registered for Allotment.  
Type : Retail ( ) / Office ( ) Unit  
No.: ..... Floor ..... Block : ..... Super Area ..... Sq.Ft ..... Sq.Mtrs.....
3. Rate (B.S.P).....per Sq. Ft Super Area.
4. Registration Amount Received vide Receipt No.....Dated .....Rs.....  
.....Only)
5. No of Joint Holders: One ( ) / Two ( )
6. Mode of Booking: By Cheque ( ) / Demand Draft ( ) / Pay Order ( )
7. PLC:.....
8. EDC:.....per Sq.ft Super Area
9. IDC:.....per Sq.ft Super Area
10. Car Parking:.....per Car Park
11. Payment Plan : Construction linked ( ) / Down Payment ( )

Dated: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Authorized Signatory.....

## TERMS AND CONDITIONS FOR REGISTRATION FOR ALLOTMENT OF COMMERCIAL SPACE -RETAIL (     ) / OFFICE SUITE (     ) AT "The One" by Baani, SECTOR 66, GURGAON (HARYANA)

1. The intending allottee(s) has /have applied before Green Heights Infrastructure Pvt. Ltd, (herein after referred to as the Vendor ) for the registration of commercial space in future upcoming project "The One" by Baani Sector 66, Gurgaon (Haryana) with full knowledge and subject to all laws notifications and rules applicable in this area.
2. The intending allottee(s) has /have fully satisfied himself/herself about the interest and the title of the vendor in the said land/Commercial Complex.
3. The vendor shall have the right to effect suitable and necessary alteration in the layout plan , if and when found necessary , which alteration may involve all or any of the following changes , namely, change in the position of the commercial space/unit , change in its number or change in its dimension area to the extent of Plus/Minus 15%. If there is any increase/decrease in the area, the revised price will be payable/adjusted at the Allotment rate at the time of the final notice of the possession. Such amount shall be adjusted/demanded at the time of final notice of possession. To implement any such change in the area and if considered necessary a supplementary agreement may be executed with the intending allottee (s). If for any reason the vendor is not in a position to allot the property, the vendor shall refund amount deposited by the intending allottee (s) with simple interest at the rate of 8% per Annum. It is understood by the allottee (s) that the vendor is not liable to pay any compensation in any eventuality as aforesaid.
4. The intending allottee(s) is /are entitled to get the name of his/her nominee (s) substituted in his /her place with the prior approval from the vendor, who may permit the same on such conditions as it may deem fit and proper in accordance with directives , if any, laid down by government or any statutory authorities in this behalf.
5. The intending allottee(s) agree that he/she shall pay the price of commercial space/unit and other charges on the basis of super area, i.e. the covered area of his/her commercial space / unit as also pro-rata share of common areas of space in the commercial building.
6. EDC, IDC, PLC, Car parking, applicable statutory Taxes will be charged over and above Basic Sale Price. If there is any increase in the Govt. charges and levies in future, the same shall be payable by the intending allottee(s) on pro-rata basis as and when demanded by the vendor.
7. The intending allottee(s) agrees to pay the total cost of commercial space /unit as per the Payment Plan enclosed.
8. The time of payment of installments as per the payment plan is the essence of this transaction. It shall be incumbent on the intending allottee(s) to comply with the terms and payment and other terms and conditions of the allotment and sale. In case the installments are delayed the intending allottee (s) shall be liable to pay interest, calculated from the due date of outstanding amount @21% per annum compounded quarterly. However if the intending allottee(s) fails to pay the installments within 3 months from the due date of outstanding amount , the vendor shall forfeit the entire amount of Earnest Money deposited by him/her and the allotment shall stand cancelled and he/she shall left with no right , lien, claim on the said commercial space/unit.
9. All taxes, including VAT, Service Tax, levies, charges, Cess, assessments, whether levied now or in future on the land and or the building/commercial space/unit ( as the case may be) shall be borne by the intending allottee(s).
10. The intending allottee(s) agrees that the maintenance of the common services /facilities pertaining to the said commercial space/unit shall be carried out by the vendor or by its nominated agency and even after the formation of association /Society of allottee (s) owners, the maintenance of the project building and provision of common services shall vest with the developer or its nominated agency. The intending allottee(s) shall pay requisite charges for the maintenance of various common services in advance at the time of offer of possession, as determined by the vendor, or its nominated agency, from time to time. For this purpose, the intending

allottee(s) agrees to sign a Maintenance Agreement for the up-keep of various services /facilities which shall be detailed in the said Maintenance Agreement. However, internal maintenance of the individual commercial space/unit shall be the responsibility of intending allottee(s).

11. The intending allottee(s) shall, in addition to payment of maintenance charges, contribute to the "SINKING FUND" established by the developer for the purpose of replacement of the capital assets installed by the developer in the project building, at the rates prescribed by the developer from time to time.
12. The conveyance deed shall be executed and registered in favor of the intending allottee(s) after the commercial space/unit has been finally constructed at the site and after the vendor has received full Sale consideration along with the applicable stamp duty and registration charges from the intending allottee(s).
13. The intending allottee(s) undertakes to abide by the laws, rules and regulation applicable to the said commercial space/unit.
14. If there is any breach of contract on the part of intending allottee(s) or if the intending allottee(s) is unable to perform his/her part of the contract, the Earnest Money paid by him/her to the vendor shall be forfeited and balance amount if any, shall be refunded without interest to the intending allottee(s). For this purpose, fifteen per cent (15%) of the total consideration shall constitute the Earnest Money.
15. That the vendor shall give written notice to the intending allotted(s) about the date of handing over the Possession and the allottee(s) shall himself/herself or through his/her attorney take possession of the Premises. The Parties agree that in the event the allottee(s) fails to accept and /or take over possession of the unit on the date indicated in the Notice for possession, the possession of the unit shall be deemed to be taken over by the allottee(s) on the date specified therein.
16. That the possession of the commercial space / unit shall be handed over to the allottee(s) upon Final Notice for Possession being given by the vendor , provided all amount due & payable by the allottee(s) as provided herein have been paid to the Vendor.
17. If the intending allottee(s) is residing outside India, he/she/they shall obtain all necessary approval from the concerned authorities for entering into this transaction. However, the vendor shall not be responsible for any wrong/false/inadequate information provided by the intending allottee(s).
18. The Size and place of external and internal signages will be controlled by the Vendor and will be as per the specifications provided by the Vendor's Architect.
19. That the intending allottee(s) shall get his/her complete address registered with the vendor at the time of booking and it shall be his/her responsibility to inform vendor by registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letter posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach at such address and the intending allottee(s) shall be responsible for any default in payment and other consequences that might occur there from.
20. Gurgaon Courts shall have jurisdiction in all matters arising out of or concerning this transaction.

I/We have read and fully understood the above mentioned terms and conditions and agree to abide by the same.

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

271, Udyog Vihar Phase II,  
Gurgaon (Haryana)  
T+91 124 4222264,  
F+91 124 2348878  
baani.com

