

A Habitat for  
Global Citizens

at



**BOOKING FORM**

**urbanrise**

An Alliance Group Company

# APPLICATION FOR ALLOTMENT

**INSTRUCTIONS :**

1. Please fill all the mandatory fields.

**1. PROJECT DETAILS:**

PROJECT NAME	ON CLOUD 33		
PROJECT RERA REGISTRATION NO.	P02200003724		
BLOCK / WING / TOWER	TOWER 2	FLOOR	24
SUPER BUILT-UP AREA BASIS : AREA	1914	IN SQ.FT.	VALUE 6,350 PER SQ.FT.
CARPET AREA BASIS : AREA	1271	IN SQ.FT.	
NO. OF CAR PARKS	1	TYPE : NA	Covered Car Park Charges - 4BHK
AGREEMENT VALUE	1,42,31,600	Corpus & Maintenance Charges	2,67,960
Total Cost	1,52,42,147		
Amount in Words	ONE CRORE FIFTY TWO LAKHS FORTY TWO THOUSAND ONE HUNDRED FORTY SEVEN RUPEES ONLY		

**2. APPLICANT DETAILS :****2A) FIRST APPLICANT ( AS IN THE ID PROOF ) :**

TITLE:	MR.	<input type="checkbox"/>	MRS.	<input checked="" type="checkbox"/>	MISS.	<input type="checkbox"/>	DR.	<input type="checkbox"/>	M/S.	<input type="checkbox"/>	PROF.	<input type="checkbox"/>	MASTER	<input type="checkbox"/>	MOBILE	9618391948
FIRST NAME	SANTOSHI					MIDDLE NAME			V							
LAST NAME						DATE OF BIRTH			28/03/1987 DD/MM/YYYY							
SON	<input type="checkbox"/>	DAUGHTER	<input type="checkbox"/>	WIFE	<input checked="" type="checkbox"/>	HUSBAND	<input type="checkbox"/>	OF	RAMA KRISHNA V							
SPOUSE NAME	NA															
INDUSTRY	HOME MAKER					PROFESSION			HOUSE WIFE							
COMPANY	HOUSE WIFE					DESIGNATION			HOUSE WIFE							
EMAIL ID	d.ramakrishna99@gmail.com			COMPANY LOCATION	HYDERABAD		AADHAR NO.	282666724193								
RESIDENT	INDIAN	<input checked="" type="checkbox"/>	NRI	<input type="checkbox"/>	PIO	<input type="checkbox"/>	OCI	<input type="checkbox"/>	NATIONALITY	INDIAN						
PAN NO.	AKYPV1857A			OCI NO.			PASSPORT NO.									

**3. ADDRESS DETAILS :****3A) CORRESPONDENCE ADDRESS ( PROOF REQUIRED ) :**

FULL NAME	SANTOSHI V					
ADDRESS LINE 1	H NO 12-40					
ADDRESS LINE 2	RAMAYAMPET					
ADDRESS LINE 3	RAMAYAMPET					
CITY / TOWN	RAMAYAMPET	PIN	502101	DISTRICT	MEDAK	
STATE	TELANGANA	COUNTRY	INDIA	PHONE/MOBILE		

SIGNATURE : 1st Applicant

2nd Applicant

\* If Applicable

PLACE HYDERABAD

DATE 26/09/2022

## 3B) PERMANENT ADDRESS ( FOR DOCUMENTATION IN AGREEMENT AND REGISTRATION,PROOF REQUIRED ) :

SAME AS CORRESPONDENCE ADDRESS FULL NAME **SANTOSHI V**ADDRESS LINE 1 **H NO 12-40**ADDRESS LINE 2 **RAMAYAMPET**ADDRESS LINE 3 **RAMAYAMPET**CITY / TOWN **RAMAYAMPET** PIN **502101** DISTRICT **MEDAK**STATE **TELANGANA** COUNTRY **INDIA** PHONE/MOBILE 

## 2A) SECOND APPLICANT ( AS IN THE ID PROOF ) :

TITLE: MR.  MRS.  MISS.  DR.  M/S.  PROF.  MASTER  MOBILE **9618391948**FIRST NAME **RAMAKRISHNA** MIDDLE NAME **SHARMA**LAST NAME **D** DATE OF BIRTH **20/12/1982** DD/MM/YYYYSON  DAUGHTER  WIFE  HUSBAND  OF **SANTOSHI**SPOUSE NAME  WEDDING ANNIVERSARY INDUSTRY **IT/ITES** PROFESSION **IT**COMPANY **IT** DESIGNATION **MANAGER**EMAIL ID **d.ramakrishna99@gmail.com** COMPANY LOCATION **HYDRABAD** AADHAR NO. **390710710522**RESIDENT INDIAN  NRI  PIO  OCI  NATIONALITY **INDIAN**PAN NO. **CCGPS3499K** OCI NO.  PASSPORT NO. 

## 5) Total Amount Paid by Customer:

AMOUNT **5,00,000.00**Amount in words : **FIVE LAKHS RUPEES ONLY**

## 6) ADDITIONAL INFORMATION :

FINANCE : SELF  BANK / HFI  BANK / HFI NAME **Axis Bank**THIS BOOKING IS FOR OWN USE  INVESTMENT CURRENT RESIDING AT OWN HOUSE  RENTAL ANNUAL INCOME OF THE FAMILY <5  5 to 10  10 to 15  15 to 20 Lakhs  >20 Lakhs SIGNATURE : 1st Applicant 2nd Applicant PLACE **HYDERABAD**DATE **26/09/2022**

### SUMMARY SCHEDULE FOR PAYMENT

Name of the Applicant :

**SANTOSHI V**

Name of the Co-Applicant :

**RAMAKRISHNA SHARMA D**

Block	<b>TOWER 2</b>	Apartment No	<b>T2-2406</b>	Floor	<b>24</b>	Saleable Area	<b>1914</b>	Sq.ft
Carpet Area	1271 Sq.ft	Balcony & Utility Area	66 Sq.ft	UDSDL	195 Sq.ft	Facing	<b>EAST</b>	
Type	<b>4B-3T</b>							

**Premium Status of your apartment**

<b>East Facing</b>	YES	<b>Corner</b>	YES	<b>View Facing</b>	YES	<b>Floor Rise</b>	YES
	NO		NO		NO		NO

<b>SNo</b>	<b>Particulars</b>	<b>Rate Per Sq.ft of Saleable Area (Rs.)</b>	<b>Amount (Rs.)</b>
1	Basic Cost	6,350	1,21,53,900
2	Floor rise charges - 24th	300	5,74,200
3	Covered Car Park Charges - 4BHK	4,00,000	4,00,000
4	Tandem Covered Car Park Charges 4BHK	7,50,000	0
5	Club House Charges 4BHK	6,00,000	6,00,000
6	PLC - East	100	1,91,400
7	PLC - Corner	100	1,91,400
8	PLC - Club View Premium	50	95,700
9	Corpus Fund	50	95,700
10	Maintenance Fee	90	2,03,267
11	Legal & Document Charges	25,000	25,000
<b>Total Sale Consideration Value (Excluding Taxes)</b>			<b>1,45,30,567</b>
<b>Approximate GST Value</b>			<b>7,11,580</b>

<b>SNo</b>	<b>Milestone</b>	<b>Details</b>	<b>Amount in Rs. (inc of taxes)</b>
1	Booking Advance	10 % + GST	14,94,318
2	Payment at the time of Agreement (within 15 days from booking)	10 % + GST	14,94,318
3	On Completion of Foundation of the respective Tower	10 % + GST	14,94,318
4	On Completion of Stilt Floor Slab of the respective Tower	10 % + GST	14,94,318
5	On Completion of 5th Floor Slab of the respective Tower	8 % + GST	11,95,454
6	On Completion of 10th Floor Slab of the respective Tower	7 % + GST	10,46,023
7	On Completion of 15th Floor Slab of the respective Tower	7 % + GST	10,46,023
8	On Completion of 20th Floor Slab of the respective Tower	7 % + GST	10,46,023
9	On Completion of 25th Floor Slab of the respective Tower	7 % + GST	10,46,023
10	On Completion of 30th Floor Slab of the respective Tower	7 % + GST	10,46,023
11	On Completion of Last Floor Slab of the respective Tower	7 % + GST	10,46,023
12	On Completion of flooring of respective flat	5 % + GST	7,47,159
13	At the time of Registration prior to handing over of apartment	5 % + GST	7,47,159
14	Before 15 days of registration/handover	Corpus Fund,Maintenance Fee	2,98,967

Over All Property cost of the Apartment (inc of taxes @5%)	1,52,42,147
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Amount in words : ONE CRORE FIFTY TWO LAKHS FORTY TWO THOUSAND ONE HUNDRED FORTY SEVEN RUPEES ONLY

SIGNATURE : 1st Applicant

2nd Applicant

PLACE

HYDERABAD

DATE

26/09/2022

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**Other Terms and Conditions:**

The payment Should be made by way of account payee Demand Draft / Local Cheque Favoring "URBANRISE LIFESTYLES PVT LTD COLLECTION"

1. GST @5% of the property cost is applicable & to be paid with every installment.

2. Corpus fund 50/- per sft. On saleable area to be paid 15 days ahead of registration date.

3. Advance maintenance charges for 24 months @ 90 per sft. on saleable area to be paid 15 days before the registration date along with applicable GST.

4. The applicable taxes on 24 months maintenance amount are to be paid as per the statutory norms at the time of registration.

5. Stamp Duty & other statutory fees/taxes as applicable to be paid 15 days before the registration date.

6. TDS (as applicable) on the sale consideration is to be deduced from every milestone payment and the same to be remitted directly to the IT department on the builder's permanent Account Number ( PAN No.), by the buyer and submit the signed form 16B with the builder.

7. The GST, Stamp Duty etc, is subject to change from time to time based on government norms without any prior notifications.

8. Price are subject to change without any prior notice.

**SANTOSHI V**

Customer Name &amp; Signature

Marketing Person Name &amp; Signature

**RAMAKRISHNA SHARMA D**

Customer Name &amp; Signature

PLACE

**HYDERABAD**

DATE

**26/09/2022**

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**Office Use:**

Confirm Booking Date

**28/09/2022**

Approved Date

**27/09/2022**

Approved by

**Sudarshan**

## General Terms and Conditions

- The payment Should be made by way of account payee Demand Draft / Local Cheque Favoring "Urbanrise Lifestyle Pvt. Ltd."
2. The applicant has applied for the allotment of a unit by paying the booking amount after reading and understanding the terms and conditions of this application subscribing to the application by the applicant/s amounts to deemed acceptance of all the terms and conditions specified herein.
3. The booking amount constitutes 10% of the agreement value of the unit.
4. The applicant(s) hereby confirm that they have prior knowledge of the project by visiting the project site / collaterals available at the project sit and /or collating information from Alliance / Urban Rise website and /or visiting to the website of the project with regulatory authority under RERA and is/are satisfied with the information furnished.
5. The applicant cannot claim any right or interest in the unit merely by subscribing to the application for allotment. The allotment of the unit is entirely at the discretion of Developer / Builder of companies (Company).in case of non-allotment, booking amount paid will be refunded without interest.
6. The applicant must execute the agreement as per the timeline mentioned in the payment schedule in the cost sheet / Price list. If the agreement is not executed as per the time, the company will send a notice to complete the agreement. If the applicant does not complete the agreement within 15days from such notice, the unit will be treated as cancelled. Alternatively, if the applicant desires to withdraw from the application, A formal Witten communication must be sent . In both cases the cancellation amount will be as combination of the below.
- a. Any Government levies & Taxes (GST) paid by company.
- b. Stamp duty charges paid to buy stamp paper for the agreements.
- C. Property cancellation charges bases in below table.
- |                    |  |
|--------------------|--|
| Cancellation       | Cancellation charges   |
| Before Agreement - | Rs.50,000/-  |
| After Agreement -  | Full booking amount (limited to a maximum of 10% of cost of apartment) |
7. Post cancellation as per above clause, the balance (if any) will be refunded to the applicant within 120days without any interest thereon. The applicant has given his/her/their consent for such forfeiture.
8. The carpet area of the unit, its specification, sales plan, handing over date, facilities, rights and obligations of the purchaser etc., shall be more clearly defined in the definitive agreements.
9. Statutory expenses like stamps & Registration charges for agreements and registering the property, additional stamp duty if demanded by the special dy. Commissioner, undervaluation of stamps will have to be borne by the Allottee . GST as applicable, increase in existing tax levies and any fresh Government levies, applicable during the contract period shall be met by the Allottee.
10. The Applicant cannot claim shifting of the booking within the project. Any other project of the company, unless the company specifically agrees for the same and subject to such charges as may be leviable in this regard.
11. The transfer of the booking to a third party can be allowed only after the applicant enters into to the definitive agreement. The transfer will be allowed solely at the discretion of the company. Subject to transfer fee payable based on the prevailing rates as prescribed and execution of necessary documents acceptable to the company on clearance of first eight instalments.
12. The car park(s) allotment will be done on a first come first serve basis by the company. Allotment of additional car parks is subject to availability and will be done on first come first serve basis. The location of the garage/ covered car park (if Applicable) will be marked after completion of the project.
13. This booking is subject to acceptance by company in writing, and the receipt passed for money does not constitute allotments.
14. The applicant(s) agree that only written and signed commitments by an authorized personnel of builder / developer, not below the rank of general manager in sales, Marketing and CRM departments will be honored.
15. It has been clearly understood by the applicant / purchaser that arrangement of home loan is not the responsibility of the Builder / Developer. The purchaser / Applicant has to make his /her/their own arrangements for getting the home loans and the Builder/Developer will facilitate for such process and the responsibility of getting the loan solely vests with the Applicant / Purchaser only. However, the Builder will get project approvals from selected banks only.
16. Applicant has agreed and signed the payment schedule & Cost sheet pertaining to the unit he/she has chosen. That cost sheet integral part of this Allotment request.

I/We understand and accept that as per the safety policy at construction sites the Developer will not allow visits to construction site as the organization cannot compromise on safety of customers.

Signature of 1st Applicant

Signature of 2nd Applicant

PLACE

HYDERABAD

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## TDS AUTHORISATION

As per section 194-1A of the income tax act, 1962 the buyer/s is/are required to deduct an amount equals to 1% on the property transaction more than Rs.50Lakhs and deposit the same to the IT Department. The Buyer/s is/are required to furnish form 26QB and form 16B duly signed mentioning the details regarding the property purchased & TDS deductions.

Applicants are requested to deduct 1% TDS and remit the same to Government as per the IT law. Applicants are required to submit form 26QB and signed copy 16B within 15days of payment.

I/We confirm all the details given above are true to my/ our knowledge and I/ We have gone through the terms and conditions stated above and agree to the same.

I/We also hereby undertake to promptly notify you of any change my/ our residential address and/ or details for communication.

## NRI /PIO /OCI Declaration:

I/We do hereby declare that I am /we are a NRI /PIO /OCI as on date and affirm that the payment of the sale consideration to the Company for the purchase of immovable property in India will be made by us through normal banking channels by way of inward remittance from any place outside India or from my /our Non Resident External (NRE) /Non Resident Ordinary(NRO) bank account, the details of which are mentioned above. I /We declare that I am /we are in due compliance /will duly comply with the Foreign Exchange Management Act, 1999 as amended from time to time relating to purchase of the aforesaid immovable property in India.

## REQUIRED DOCUMENTATION (SELF ATTESTED COPIES)

- Application money cheque /Demand draft ? Pay order
- Customers fill signatures on all the pages of the application form at portions indicated.
- Pan No. and Aadhaar No. Copy of Pan card & Aadhaar card.
- Proof of residence (Ration card/ electricity bill/ phone bill/ driving licence/ voter's identity card/ Aadhar card)
- If the Applicant and/ or co-applicant is an NRI, kindly attach a true copy of the Applicant's valid Passport.
- If the Applicant and/ or co-applicant is an PIO, kindly attach a true copy of the Applicant's valid Passport and document evidencing
- Please mention application number/ Unit number and name of applicant behind the cheque and all supporting documents.
- Form submitted through authorized representative: Authorization/ POA duly attested where a person is signing the application in
- Identification proof (copy of a valid passport/ Driver's licence/ permanent account number (PAN) Card).
- Current photograph of applicants.
- I have submitted self-attested copies of all the required documents AND/ OR will email scanned self-attested copies of all the pending

PLACE

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DATE

26/09/2022

# Your step-by-step guide to owning an Urbanrise Asset

1. Submit a copy of your pan card, address proof and passport size photographs. Pay 10% of the agreement values and ensure application form is signed on all the pages with all the required fields.

  - When : At the time of Booking
  - Whom to contact : Sales Manager
2. Collect the provisional Receipt and copy of the booking form.

  - When : At the time of Booking
  - Whom to contact : Sales Manager
3. You will receive your Allotment Letter along with the receipt for the booking amount. (subject to completion of step 1). Which you need to sign and return to enable us to begin the agreement formalities

  - When : 5 to 7 Working Days from receipt of 10% of the agreement value
4. Initiate your home loan process, if you are opting for one. Please approach banks that have already approved the project.

  - Whom to contact : Relationship Manager (CRM)
5. You will receive two copies of the Agreement sign both copies and send them back to us immediately. You will be sent the original Agreement within 10 -15 days after we get our signed copy.

  - When : 10--15 working days after we get your signed.
  - Whom to contact : Relationship Manager (CRM)
- Please submit the following documents to the bank:**

A. Copy of Alotment Letter	C. Sale Agreement and Construction Agreement	F. Demand Letter
B. Receipt of Booking Amount or Own contribution	D. NOC from Urbanrise	H. Aadhar No.
	E. Tripartite Agreement	G. Cost Breakup

**Note : D & E will be provided by the developer on submission of home sanction letter by the bank.**  
**Whom to contact : Relationship Manager (CRM)**
6. You will get the invoice and demand letter on a periodic basis on completion of agreed milestone  
Please ensure timely payments to avoid interest penalties.

  - When : Within 15days from the letter dated
  - Whom to contact : Relationship Manager (CRM)
7. You will receive communication regarding the registration of the Sale deed.

  - When : 2-3 Months prior to possession
  - Whom to contact: Relationship Manager (CRM)
8. You will receive intimation regarding inspection of your unit before possession

  - When : 1-2 months Prior to possession
  - Whom to contact : Relationship Manager (CRM)

**BANGALORE | CHENNAI | HYDERABAD | VIZAG**



RELATIONSHIP MANAGER(CRM) UR.CRM@URBANRISE.IN +91 80455 71236

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**urbanrise**

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