

**axis ecorp**



**axis**  
**YOGVILLAS**

NORTH GOA BORDER,  
DODAMARG, SINDHUDURG

**APPLICATION FORM**





To,  
M/s Arush Infra Promoters Pvt. Ltd.  
305, 3rd Floor, Gera Imperium Grand,  
Patto Plaza, Panaji, Goa 403001

Dear Sir,

I/We request that I/We may be registered for allotment of a Villa located at Your project Phase 1, Yog City, Dodamarg, Maharashtra as listed on MAHARERA:P52900021552, on confirmation of registration of the Unit. I/We agree to sign and execute buyer's agreement to sale (ATS) on the company's standard format contents whereof have been read and understood by me/us and I/We agree to abide by the terms and conditions overleaf with this application form.

I/We clearly understand and agree that this application is a mere request for registration for provisional allotment notwithstanding the fact that the Company may have issued a receipt in acknowledgment of the money tendered with this application. The allotment shall be final and binding upon the Company only after execution of buyer's agreement to sale (ATS). If, however, I/We fail to execute the standard buyer's agreement to sale (ATS), within the stipulated time, then this Application may be treated as cancelled at the sole discretion of the Company and then the booking and amount paid by me/us shall stand forfeited. I/We have applied for the provisional allotment;

Villa #	Type	Area (in mtr Rera)	Payment Plan

I/We remit here with a sum of Rs \_\_\_\_\_/- (Amount in words) \_\_\_\_\_  
by Bank Draft/ Cheque No. \_\_\_\_\_ dated \_\_\_\_\_  
Drawn on \_\_\_\_\_ (Name of bank) in favour of **M/s Arush Infra Promoters Pvt. Ltd.** towards the advance against booking/ registration.

I/We have applied for the provisional allotment at following Unit Cost;

Basic Sale Price (BSP)	Rs.	External Development Charges (EDC)	Rs.
Common Area Maintenance monthly Charges	Rs.	IFMS-Interest Free Maintenance Deposit	Rs.
Society Membership & Formation Charges	Rs.	Dual Electric Meter Charges	Rs.
Power Back Up Charges Per-KVA	Rs.	Club Charges – 5 Yr Membership - Optional	Rs.

I/We further agree to pay the installment of basic cost, allied charges and any other prevailing or future taxes imposed by the Govt. from time to time and cost of confirmation of Registration of the Unit as per payment plan opted by me/us.

Date:

First Applicant Signature

Second Applicant Signature



First Applicant / Company:		
Son of / Daughter of / Wife of / Director of:		
Marital Status:	Spouse Name:	
Correspondence Address:	Permanent Address:	PHOTO
Pin Code:	Pin Code:	
Mobile #	Alternate #	
Email ID:	DOB: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Nationality:	Residential Status: Resident / NRI / PIO	
Pan No. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Passport No. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Aadhar No. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
*CIN #	*GST #	

Second Applicant / Company:		
Son of / Daughter of / Wife of / Director of:		
Marital Status:	Spouse Name:	
Correspondence Address:	Permanent Address:	PHOTO
Pin Code:	Pin Code:	
Mobile #	Alternate #	
Email ID:	DOB: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Nationality:	Residential Status: Resident / NRI / PIO	
Pan No. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Passport No. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Aadhar No. <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
*CIN #	*GST #	

\* Required in case of applicant is a company.

First Applicant Signature

Second Applicant Signature



**Terms and conditions forming part of the Application Form for Registration of Unit**

1. This Application Form for registration for provisional allotment is a letter of intent expressing the interest/intent of the Applicant to Purchase an Unit in the Project. The Allotment shall be final and binding upon the company only after the execution of Unit Buyer Agreement. Detailed Terms & Conditions shall form part of the Unit Buyer Agreement which the applicant shall execute as and when required by the company in the company's standard format which has been thoroughly read and clearly understood by the Applicant. Such detailed Unit Buyer Agreement shall supersede the terms of this Application Form.
2. The Registration for booking of Unit is at the sole discretion of the Company. The Company can reject any application without assigning any reason.
3. The Intending applicant(s) has fully satisfied him/her self about the ownership, legal document, and physical location of the proposed Unit at the time of application and accordingly no objections, investigation or questions will be raised by the applicant in this respect at any time in future.
4. Due to any reason, if the company is unable to offer registration for booking/ allotment of the Unit to the applicant then it shall provide two options to the applicant i.e. (a). The Applicant (s) may apply for an alternative property developed by the company or, (b). The company shall refund the amount deposited with simple interest @ 9% PA.
5. As per the availability of the Unit company may offer for allotment of the unit in favour of intending applicants.
6. That on receipt of information of registration for booking / allotment of the Unit the applicant shall be abide to make payment as per Payment Plan (enclosed) and be bound by the terms and conditions of this application form and as per company's standard format of agreement contents of which have been read and understood by the applicant.
7. That applicant is entitled only once to get the name of his/ her spouse/ children/ parents substituted in his/ her place in the record of the company, who may in its sole discretion permit the same on such condition as it may deem fit.
8. Any cancellation of booking by the applicant is subject to cancellation charges @ 20% of the total value of the Unit. These charges would be deducted from the amount deposited by the applicant.
9. The Applicant(s) agree the 20% of basic price of the unit shall constitute the earnest money.
10. That, in case of cancellation of interest by Applicant(s) prior to signing of the allotment agreement or at any time thereafter for any reason whatsoever, the company shall be entitled to forfeit the earnest money as well as deduct, the brokerage amount payable to the broker / sales organizer out of the amount received from the Applicant(s). The Applicant(s) hereby agrees and confirms that the company shall refund the balance amount in accordance with other terms and conditions mentioned herein.
11. That the Applicant(s) on being Non-Resident Indian/ Foreign National Buyer shall be responsible for the fulfillment of its Obligations in the Foreign Exchange Management Act, 1999, instruction/directions issued by Reserve Bank of India and other prevailing applicable laws, rules notifications including that for the remittance of payment(s) and obtaining permission as prescribed by law for acquisition of immovable property in India.
12. In case of joint application, if Applicant(s) claims for cancellation, the Company will refund payment in favour of 1st Applicant after deduction of cancellation charges and all the Applicants hereby accord their consent for the same.
13. The applicant shall get his/ her complete address registered with the Company at the time of applying for registration 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 notices and letters will be posted at the first applicant registered address and it will be deemed to have been received by applicant(s). The applicant shall be responsible for any default in payment and/ or other consequences that might occur there from.
14. If the intending allottee(s) fails to pay successive installments(s) within the prescribed time then interest shall be payable as: - (A). Up to one month from the due date of unpaid installment 18% RA. of the due amount. (B) After one month onwards from the due date of unpaid installment 24% PA. of the due amount. ©. After three months from the due date of unpaid installment Company will have the right to cancel the registration which is subject to cancellation charges @ 20% of the value of the Unit.

\_\_\_\_\_  
First Applicant Signature

\_\_\_\_\_  
Second Applicant Signature



15. The company is authorized to raise loan by creating mortgage of the complex land from any bank/ financial institution / agency and the applicant(s) will have no objection in this regard. However, if such a mortgage is created, the same will be vacated and redeemed before handing over the possession of the unit to the applicant by the company.

16. MAHARERA's as applicable, for more: <https://maharera.mahaonline.gov.in/> under registered projects Rera No. MAHARERA: P52900021552

17. In case intending Applicant/Allottee wants to avail for a loan facility from his/ her employer or Financing bodies to facilitate the purchase of the unit applied for the company shall facilitate the process subject to the following: - (A). The terms of the Financing Agency shall exclusively be binding and applicable upon the applicant only. (B). The responsibility of getting the loan sanctioned and disbursed as per the Company payment plan/schedule shall rest exclusively on the Applicant/Allottee, In the event of the loan not been sanctioned or the disbursement getting delayed, then the payment including interest payable to the Company as per payment plan/schedule shall be ensured by the applicant/ allottee.

18. In case the applicant(s) wish(es) to transfer this unit in favour of any third party, prior written permission of the company shall be obtained before any such transfer. Any processing charges determined by the company for any transfer as such will have to be paid by the applicant / transfer for any such transfer.

19. If any third party makes payment/ remittance on behalf of the applicant(s). He/ She shall have no claim on the Company and the Company shall not be responsible for such transaction of third party.

20. In case of acquisition of land by government or for the execution of order passed by any competent court the Company shall refund the amount deposited by the applicant without interest.

21. The Company shall not be responsible or liable for delay in allotment of Unit, If such performance is prevented, delayed or hindered by any reasons which is beyond reasonable control of company for example if any competent authority(ies) refuses, delays, withholds denies the grant of necessary approvals for any reason whatsoever, force majeure events, Act of God, Govt./ Court order, change in laws, Dispute, War, Action by Military authorities or any other cause/reasons.

22. Company reserves the right to change any design layout area specification/ facilities and amenities of the proposed project without prior notice and information. The Brochure/ map is for illustration purposes only and it cannot be treated as a legal document.

23. That after completion of the Unit and receipt of full consideration and other charges, if any, payable by the Applicant(s), Sale Deed shall be executed in favour of the Applicant (s) on the format provided by the Company. All expenses towards execution of Sale Deed/ registration shall be borne by the Applicant(s). That the Applicant(s) undertakes to remain present before the registering Authority at the time of Registration of the Sale Deed.

24. The intending allottee(s) shall make payment of all the amenities and services before possession/ registry whichever is earlier and thereafter the intending allottee shall be liable to pay regular expenses i.e. maintenance charges, development charges and other necessary charges etc. to the company society (as the case may be) for proper development and maintenance of the amenities and facilities.

25. No legal proceedings can be initiated by the applicants(s)/ allottee(s) against the company on the basis of this application form.

26. That legal heirs and representatives of the applicant(s) will also be bound in all respect of the terms and conditions of this application form.

27. The payment shall be accepted only through A/c payee Cheque, Bank Draft, Bank Cheque or through NEFT/ RTGS drawn in favour of M/s Arush Infra Promoters Pvt. Ltd.

28. Any dispute of difference amongst the Applicant/Allottee(s) and the Company shall be resolved through arbitration in terms of the Arbitration and Conciliation Act, 1996 and statutory modifications thereof. The venue of the arbitration shall be at Goa only. Subject to the aforesaid, the Courts at Goa shall have exclusive jurisdiction to entertain the dispute between the parties hereto.

29. Applicants have to maintain all correspondence / Communication to M/s Arush Infra Promoters Pvt. Ltd. , Axis Yog Villas, 305, Gera Imperium Grand, Patto Plaza, Panjim, Goa or email at "info@yogvillas.com" only.

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**First Applicant Signature**

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**Second Applicant Signature**



To,  
**M/s Arush Infra Promoters Pvt. Ltd.**  
**305, 3rd Floor, Gera Imperium Grand,**  
**Patto Plaza, Panaji, Goa 403001**

**SUBJECT: CONSENT ALONG WITH APPLICATION FOR EPR BASED PAYMENT PLAN**  
**UNIT NUMBER # \_\_\_\_\_ TYPE \_\_\_\_\_ IN PROJECT "AXIS YOG VILLA".**

**WHEREAS** the Developer is developing a Villa Project proposed for Holiday home within the limits of Sub-registrar and Sub-division and Taluka Dodamarg of village Maneri, District Sindhudurg, Maharashtra (hereinafter referred to as "**Axis Yog Villa**").

**AND WHEREAS** I/We have applied for purchasing the property / Villa in the Project "**Axis Yog Villa**".

**NOW, ALONG WITH MY APPLICATION I UNDERTAKE AND AGREE IN THE FOLLOWING MANNER:**

1. That the company has described Payment Plan i.e. EPR Based Payment Plan. Since this is Holiday Home property all payment till possession shall be paid on self-financed basis.

2. That the Applicant(s) becomes eligible to get a sum of 11% per month (upon the paid amount) as Monthly Early Payment Rebate (MEPR) under the EPR Based Payment Plan only after making up-to date Payment of the Unit till offer of possession that is proposed 36 Month from the booking. Govt taxes on MEPR shall be applicable as per norms.

3. That the Applicant(s) is solely responsible to arrange the funds for making the payment under EPR Based Payment Plan as it is based on Self-financing and the Developer shall not be responsible for arranging the funds / home loan on behalf of Customer.

4. That if the Applicant(s) availed for MEPR, It is applicable subject to all the payments are timely made by the Applicant(s) to the Developer without any default towards the installment as & when the same becomes due. Moreover, it is also pertinent to note that during the default period the Applicant(s) shall not be eligible to claim / demand for any MEPR and vice-versa the Developer shall also not be liable to claim/demand installment from the Customer if the Developer has not paid MEPR on time.

5. That in case the Applicant(s) wishes to default in payment / dis-continue / cancel the booking of the Unit made by them before possession of the unit, the Developer shall be fully entitled to Forfeit 20% of BSP and entire paid amount as MEPR from the Applicant(s) in addition to the amount recoverable as per Forfeiture Terms as laid down in Allotment Letter/BBA/ATS.

Date:

\_\_\_\_\_  
First Applicant Signature

\_\_\_\_\_  
Second Applicant Signature

WITNESSES:

\_\_\_\_\_  
1.

\_\_\_\_\_  
2.



To,  
**M/s Arush Infra Promoters Pvt. Ltd.**  
**305, 3rd Floor, Gera Imperium Grand,**  
**Patto Plaza, Panaji, Goa 403001**

**SUBJECT : CONSENT ALONG WITH APPLICATION FOR SUBLETTING / LEASING OF  
UNIT NUMBER # \_\_\_\_\_ TYPE \_\_\_\_\_ IN PROJECT "AXIS YOG VILLA".**

**WHEREAS** the Developer is developing a Villa Project proposed for Holiday home within the limits of Sub-registrar and Sub-division and Taluka Dodamarg of village Maneri, District Sindhudurg, Maharashtra (hereinafter referred to as "**Axis Yog Villa**").

**AND WHEREAS** I/We have applied for purchasing the property / Villa in the Project "**Axis Yog Villa**".

**NOW, ALONG WITH MY APPLICATION I UNDERTAKE AND AGREE IN THE FOLLOWING MANNER:**

1. That based on the averments made by the Hotel & Resort Management Company to the developer, the Company is offering a Lease Option post possession to all the Applicant(s) at project **Axis Yog Villa** for a period of 33 months for leasing out their premises to Hotel & Resort Management Company (hereinafter referred to as "Offer").

2. That the Applicant(s) has approached to the Developer and showed his interest in the offer of Developer.

3. That the Hotel & Resort Management Company shall pay the rent of the demised premises a sum of Rupees \_\_\_\_\_ per month. The said leasing option may extend further after 3 years with 10% appreciation in rent. It is made clear that the Applicant(s) shall get the aforesaid rent after deducting of maintenance charges as applicable.

4. That the lease rent mentioned above is Gross amount and shall be paid after deduction of Common area Maintenance and Housekeeping cum unit maintenance service charges.

5. That the Hotel & Resort Management Company shall pay the aforesaid lease rent on or before 10th of every month.

6. That the Applicant(s) has also assured the Developer that he shall not revoke the aforesaid leasing option for agreed term.

7. That the Applicant(s) has assured to the developer that he will execute the Direct Lease Agreement with the actual operator, if required.

8. That the limit of rent / agreement will take effect from the date of handing over the possession of the unit by the Applicant(s) and will receive NOC and non encumbrance certificate from the developer before handing over the possession of unit to the operator.

Date:

\_\_\_\_\_  
First Applicant Signature

\_\_\_\_\_  
Second Applicant Signature

WITNESSES:

1. \_\_\_\_\_

2. \_\_\_\_\_



**APPLICATION FOR BECOMING MEMBER OF THE ASSOCIATION**

From:

Mr. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

To,  
The Secretary,

\_\_\_\_\_

\_\_\_\_\_

Sir,

I am an Applicant(s) of Villa Unit No. # \_\_\_\_ Type \_\_\_\_\_ in the Project “**Axis Yog Villas**” and request for my enrollment as a member of your Association. I herewith remit a sum of Rs. \_\_\_\_\_ towards membership fee of the Association and undertake to pay annual subscription fee as and when demanded by you.

Kindly keep me informed of the activities of the Association from time to time.

Thanking You,

Yours Faithfully,

\_\_\_\_\_  
First Applicant Signature

\_\_\_\_\_  
Second Applicant Signature

Date:



**UNDERTAKING**

I \_\_\_\_\_ S/O \_\_\_\_\_ Resident of \_\_\_\_\_  
have been applied Villa unit No. \_\_\_\_\_ in **Axis Yog Villas** (hereinafter referred as the said "Unit"). I  
am aware that **M/s Arush Infra Promoters Private Limited** (the Developer / Maintenance  
Company / Agency) is entrusted with the task of providing maintenance services to the entire  
Project Locality including the supply of electricity to all the unit owners for which purpose the said  
Developer / Maintenance Company / Agency shall be applying for permission to receive bulk  
electric supply and distribute it to the various unit owners. **M/s Arush Infra Promoters Private  
Limited** has informed me that it shall be responsible for receiving and supplying the electricity  
supply in the said "Unit", for sanctioning electricity load, for installation of meters, billing and  
recovery etc. I am agreeable to receive the electricity supply from the said **M/S Arush Infra  
Promoters Private Limited** and I undertake that I shall not apply to Maharashtra Electricity Board  
or any other distributing / Regulating / Licensing Agency for direct individual supply of electric  
power and I understand that I shall not be entitled for such direct connection in view of the  
releases of bulk electric supply to the said "Unit".

\_\_\_\_\_  
First Applicant Signature

\_\_\_\_\_  
Second Applicant Signature

Date:



## CHECKLIST OF THE DOCUMENTS TO BE SUBMITTED ALONG WITH THIS APPLICATION FORM

### RESIDENT OF INDIA: -

1. Copy of the Pan Card.
2. Two Recent Photographs.
3. Residence Proof (Recent Electricity Bill/ Telephone Bill/ Aadhaar Card).
4. Photo ID Proof (Passport/ Driving Licence/ Aadhaar Card/ Voter I-Card/ Pan Card).

### PARTNERSHIP FIRM: -

1. Copy of the Pan Card of the Partnership Firm.
2. Copy of the Partnership Deed.
3. Authority Letter, in case, if one of the Partner of the Partnership Firm is signing the documents on behalf of all the other Partners.
4. Two Recent Photographs.
5. Proof of Business Address (Recent Electricity Bill/ Telephone Bill).

### PRIVATE LIMITED COMPANY: -

1. Copy of the Pan Card of the Company.
2. Articles of Association & Memorandum of Association duly signed by the directors of the company.
3. Board Resolution Authorising the signatory of the application form to buy property on behalf of the company.
4. Two Recent Photographs of the Authorised signatory.
5. List of Directors and their share holding Pattern.
6. Last 6 Months Company Search Report.
7. Proof of Business Address (Recent Electricity Bill/ Telephone Bill).

### HUF (HINDU UNDIVIDED FAMILY): -

1. Copy of the Pan Card of HUF.
2. ID & Address Proof of the HUF Karta.
3. Authority Letter from all Co-Parceners of HUF Authorising the Karta to act on their behalf.
4. Two Recent Photographs of the HUF Karta.

### NRI/ FOREIGN NATIONAL OF INDIAN ORIGIN: -

1. Copy of the Applicant's Passport.
2. In case of Demand Draft, the confirmation from the Banker stating that, the D.D. has been prepared from the proceeds of the NRE / NRO Account of the Applicant.
3. In Case of Cheque, all payment should be received from the NRE / NRO / FCNR Account of the Customer only or Foreign Exchange Remittance from abroad and not from Account of Any third Party.



**Corporate Office:**  
117/N/88, Kakadeo  
Kanpur - 208025

**GOA Office:**  
305, Gera Imperium Grand,  
Patto Plaza, Panaji, 403001

**NCR Office:**  
H-134 Sector 63  
NOIDA 201301





**axis**ecorp

**Site Office:**

Axis Yog Villas, Dodamarg,  
Distt Sindhudurg, Maharashtra 416512

**Correspondence Office:**

305, Gera Imperium Grand,  
Patto Plaza, Panaji, 403001

**For Assistance: +91 92122 06 000 | [infoeyogvillas.com](mailto:infoeyogvillas.com) | [www.axisecorp.com/yogvillas](http://www.axisecorp.com/yogvillas)**