

KEYSTONE INFRASTRUCTURE PRIVATE LIMITED

REGD OFFICE: 702, NATRAJ, M.V. ROAD JUNCTION, WESTERN EXPRESS HIGHWAY, ANDHERI (E), MUMBAI – 400069

CIN – U70109MH2007PTC167203

APPLICATION FORM

Date: ____ / ____ / ____
 18 11 2020

Application No.: _____

DETAILS OF APPLICANT/s

SOLE / PRIMARY APPLICANT:

Title (Mr./Mrs/Ms./Dr./Capt.)	:	Mr.			
Name	:	Zeeshan Akram Shaikh			
Date of Birth	:	29/04/1995			
PAN No	:	EZYPS7568L			
Residential Status	:	Indian <input checked="" type="checkbox"/>	NRI <input type="checkbox"/>	PIO <input type="checkbox"/>	OCI <input type="checkbox"/>
If NRI / PIO / OCI	:	Country: <u>India</u>		City: <u>Mumbai</u>	

CO-APPLICANT/S:

Name	Date Of Birth	Relation With Primary Applicant	Pan Number
Mrs. Rajiya Begam Khatun	01/01/1975	Mother	DVCPB3814F

Applicant/ Co-applicant

Relationship Manager Name: _____

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COMMUNICATION / CONTACT DETAILS

Residential Address & Details	:	Kemps Corner Mosque, 2 nd Floor, India House Compound, Gowalia Tank, Mumbai			
	City	Mumbai	State	Maharashtra	
	Country	India	Pin	400026	
	Landline		Mobile	9664060769	
	Email	mailtofouzia@gmail.com zeeshanshaikhonline@gmail.com			
	:	Name of the Company			
	Address				
	City		State		
	Country		Pin		
	Landline		Mobile		
	Email				
Occupation	:	Service <input type="checkbox"/>	Profession <input type="checkbox"/>	Business <input type="checkbox"/>	
Preferred Address for Correspondence	:	Residential <input type="checkbox"/>		Office <input type="checkbox"/>	
Purpose of Purchase	:	Self Occupation / Use <input type="checkbox"/>		Investment <input type="checkbox"/>	
Source of Funding	:	Own Funds <input type="checkbox"/>		Bank Home Loan <input type="checkbox"/>	
		Expected Sanction Date: DD / MM / YYYY			

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DETAILS OF UNIT

Project Name	Avenue L1 C&D Wing					
MahaRERA Registration No.	P99000018694					
Unit No.	1203	Floor	12th	Wing	C	
Area of Unit	RERA Carpet Area		Square Feet	512.04	Square Meters	47.57
	Encl Balcony Area		Square Feet	0.00	Square Meters	0.00
	RERA Carpet Area + Encl Bal Area		Square Feet	512.04	Square Meters	47.57
Consideration Value	Rs. 40,65,138/-					
Exclusive Parking Space	Nil	Scheme	10:90	Developer Subvention		

BOOKING SOURCE

Other Sources i.e. Hoarding / Newspaper/Website/Etc	Existing Customer : Rohit Singh (D1/D/1205)	
In case of Real Estate Agent / Channel Partner		
Firm Name:	N.A	
Name of Proprietor/ Partner:	N.A	
MahaRERA Certificate No.	N.A	
Contact Details:	Phone No.:	N.A
	Email:	N.A
Real Estate Agent's Signature	N.A	
Documents to be attached - Business Card, Copy of self attested PAN Card, GST Certificate & RERA Certificate		

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DETAILS OF APPLICATION FEE

Application Fee	In Figures	Rs. 1,00,000/-
	In Words	Rupees One Lakh Only
Chq / DD /RTGS Details	No.	M-Swipe
	Dated	18/11/2020
	Drawn On	

Customers Documents Submitted	PAN Card 	Aadhar Card 	Passport 	Photograph 
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I/we agree to all the terms and conditions of the booking including the payments terms and agree to execute the Agreement for Sale on intimation to me/us and abide by all the terms thereof.

I/we hereby certify that the above details are true and correct. I understand that all the documentation (Including but not limited to RERA Agreement for Sale) pertaining to this application will be executed as per the details mentioned in this application form. I/we shall not hold any individual or company responsible for any false details/statement recorded by me/us in the said application form.

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TERMS AND CONDITIONS

1. The Application Fee for the Unit is 10% of the Consideration Value of the Unit. The Application Fee shall be payable in the following manner;
 - a. Minimum of Rs. 51000/- and Rs. 100000/- for 1 BHK and 2 BHK respectively towards application fee is payable upon execution of this Application Form.
 - b. The Applicant/s shall, within 30 (Thirty) days, make payment of a further sum of 10% of the Consideration Value towards the application fee and subject to realization of the payment of 10% of the Consideration Value, the Applicant/s shall, execute and register the Agreement for Sale with respect to the Unit.
2. If the Applicants fails/fail to perform his/her/their obligations as stated in clause 1(b) hereinabove within the time period as specified therein or withdraws/cancels this Application voluntarily, then this Application shall be treated as terminated/cancelled and the Promoter shall be entitled to retain/adjust and appropriate unto itself, 10% of the Consideration Value (as stated in clause 1(a) and 1(b) hereinabove) as and by way of liquidated damages and shall refund to the Applicant/s the balance amount, if any received by the Promoter from the Applicant/s towards the Consideration Value of the Unit, without any interest thereon on sale of the said unit and receipt of the monies paid by the new purchaser to the promoter. The Applicant/s confirms that retention/adjustment of the sum of 10% of the Consideration Value as above is mutually agreed as liquidated damages and not penalty.
3. In addition to the Consideration, the Applicant/s shall pay other charges including but not limited to Electric Meter Charges, Water Meter Charges, Share Application and Entrance Fees, Society/Apex Body Formation & Registration Charges, Legal Charges, Corpus, Development Charges, Proportionate Share of Municipal Taxes and Outgoings, etc. In addition to the Consideration, the Applicant/s shall also pay applicable stamp duty, registration charges, GST, LBT or any other applicable tax levied by the State or Central Government or any other authority, in respect of the Unit or sale thereof or on the transaction or on the consideration amount, as the case may be, as may be intimated by the Promoter. The Applicant/s shall pay TDS as applicable on the aggregate amount of Consideration Value as per the provisions of Income Tax Act, 1961 and the Promoter shall not be liable for the same. The amounts payable hereunder shall be paid by separate cheque/demand draft/RTGS transaction and shall not be added into the payment of the Application Fee.
4. The process of sanction and disbursement of the requisite loan amount for the purpose of purchasing the flat in the project by the Housing Finance Company and/or by the Non-Banking Finance Company and/or bank or such other financial institution will be subject to their own independent process of due diligence and subject to the applicant/s providing the provision of all the requisite documentation to the Housing Finance Company and/or by the Non-Banking Finance Company and/or by the bank as may be required by the concerned financial institution/bank.
5. With regards to any financial/loan arrangement, it is clarified that the Promoter is not liable in any manner whatsoever for the time taken by Housing Finance Company and/or the Non-Banking Finance Company and/or bank or such other financial institution nor is it liable for the sanction and disbursement of the loan amount. If for any reason, the applicant/s is denied sanction and/or disbursal of the loan amount, the applicant/s shall not hold the Promoter responsible in any manner whatsoever in this regard.

Applicant(s)/Co-applicant(s)
(I/We Agree)