

PROJECT NAME: RAMICON



**Confirmed Application Form**

Flat Number: B-708

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

- I. Name of the Applicant 1 : VIMAL YADAV  
Name of the Applicant 2 : \_\_\_\_\_
- II. Pan No. of the Applicant 1 : ABRPY9373T  
Pan No. of the Applicant 2 : \_\_\_\_\_
- III. Aadhar No. of the Applicant 1 : 8300 5731 7363  
Aadhar No. of the Applicant 2 : \_\_\_\_\_
- IV. Contact No. of the Applicant 1 : 9987212114  
Contact No. of the Applicant 2 : \_\_\_\_\_  
Alternate No. of the Applicant 1 : \_\_\_\_\_  
Alternate No. of the Applicant 2 : \_\_\_\_\_
- V. Present Address of the Applicant 1 : 210/B1, Duttakmpa CHS, Near Sane  
Guraji School, SV Road, Santacruz (W), Mumbai  
400057  
Present Address of the Applicant 2 : \_\_\_\_\_  
\_\_\_\_\_
- VI. Permanent Address of the Applicant 1 : \_\_\_\_\_  
\_\_\_\_\_
- Permanent Address of the Applicant 2 : \_\_\_\_\_  
\_\_\_\_\_
- VII. Email Address : yadavvimal@yahoo.com
- VIII. Current Residential Status :  Owned  Leased
- IX. (Occupation) :  Self Employed  Business  Professional
- X. Designation : \_\_\_\_\_
- XI. Company Name & Address : \_\_\_\_\_  
\_\_\_\_\_

XII. Project : RAMICON Flat : 708 Floor : 7<sup>th</sup> Wing : B

Type :  Residential ( ) Commercial

Flat/ Unit Area (Carpet) sq. ft. : ( ) 409.03  419.58 ( ) 564.36

( ) 568.12 ( ) 576.52 ( ) 594.50

Value of the flat : 96,66,667

Parking Allocated :  YES ( ) NO No. of Parking : 01

#### PAYMENT DETAILS

Total Sale Price/Consideration : (Rupees) 1,04,00,000

Initial Amount ₹ : \_\_\_\_\_ Cheque No : \_\_\_\_\_

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

Booking Amount : (Rupees) \_\_\_\_\_

Cheque Drawn : \_\_\_\_\_

Payment Schedule : \_\_\_\_\_

Specific Instructions : \_\_\_\_\_

Bank Loan : ( ) YES ( ) NO

Time period of Balance Payment : \_\_\_\_\_

Name of the Bank : \_\_\_\_\_

#### SOURCE OF BOOKING

Name of Channel Partner : KEYSTONE

Referral By : \_\_\_\_\_

Print Advertising : \_\_\_\_\_

Hoarding/ Site Branding : \_\_\_\_\_

Loyalty : \_\_\_\_\_

Events / Exhibition : \_\_\_\_\_

Contact Center : \_\_\_\_\_

#### CHANNEL PARTNER INFORMATION

Channel Partner Name : KEYSTONE

RERA Registration Number : A51700043016

Mobile : 9768 582973

Channel Partner Signature : Khankia

#### LIST OF DOCUMENTS

NRI ( ) Aadhar Card

Photocopy of passport ( ) Loan Sanction Letter ( )

Passport size photograph ( ) Pan Card Copy

Partnership Deed ( ) Resolution ( )

Remarks :

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

## DECLARATION

I/We the undersigned Applicant(s) do hereby declare, that the above mentioned particulars/ or information given by me/us irrevocable, true and correct to my/our knowledge and no material fact has been concealed from me/us. I/we hereby declare that I/we have gone through and understood the terms and conditions written herein & overleaf of this form. I/we shall abide by the same unconditionally. I/we agree to make payments as per payment schedule attached herewith. I/we have now signed this form after giving careful consideration to all facts, terms and conditions and paid the money's thereof.

SIGNATURE

Applicant 1: \_\_\_\_\_  
Applicant 2: \_\_\_\_\_

Sourcing Manager: Suraj Singh.  
Closing Manager: SAKINA JAYED

## TERMS & CONDITIONS

- I / We confirm that this is an application Form for provisional booking for residential unit ("the Unit") mentioned overleaf, in the Wing B of real estate project known as "Integrated Ramicon," comprising of "Wing B 3 pit + 8 level for puzzle car parking (above ground level + 1st floor (Part Podium) 2nd till 35th habitable floors" situated on a portion admeasuring 735.22 sq. meters of the land (plinth area) bearing Survey No 2 , Hissa No 1 , Plot A corresponding to CTS No 57/2 admeasuring 3983.57 sq. mtrs of Village Goargaon, Oshiware District Centre ("Project") being developed by Integrated Affordable Home Private Limited, a company incorporated under the provisions of the Companies Act 2013 and having its registered office at D Wing, Karma Sankalp, Corner of 6th and 7th Rajawadi, Ghatkopar (east) Mumbai 400 077 ("Company") who has appointed Ground Holding Real Estate Developers Private Limited, a company incorporated under the provisions of the Companies Act 2013 and having its registered office at 6th Floor, 603, B & C Wing, C/66,G Block, One BKC, Opp. Bank of Baroda, Bandra (East) 400 051 as its development manager for providing development management services under the Development Management Agreement "Development Manager" to the Project.
- I / We confirm that this application is subject to
  - confirmation of availability of the Unit;
  - realization of booking amount/ cheque issued by the me/us, the Applicant/s.
- I/We confirm that this is provisional booking and does not convey any right, title or interest of whatsoever nature in favour of me/us unless and until I /We, the Applicant(s) has executed the agreement for sale ("Agreement for Sale") of the Unit. I/ we agree and undertake that I/We, the Applicant shall take necessary steps to pay 10 % of the Consideration and execute the Agreement for Sale within 30 (thirty) days
- I / We agree to make payment of the Consideration as under :
  - 10% / Flexi Payment scheme % "as may be approved by the company" of the total Consideration of the Unit agreed to be purchased (including the Booking Amount) should be paid by the Applicant(s) prior to execution of the Agreement for Sale and in any case within 30 (thirty) days from the date of booking.
  - Balance payments shall be made by me/us strictly as per the payment schedule provided in the Allotment Letter/Agreement for Sale which shall be executed and registered by me/us. Timely payment of instalments of Consideration as per the Payment Schedule shall be of essence to this booking/contract. All payments shall be made to the designated bank accounts of the Company as shall be communicated to the Applicant(s) from time to time.
  - I/we are aware and agree that 1% TDS is required to be deducted as per Govt. policy which shall be deposited by the Applicant/s directly and requisite form shall be submitted to the Company within 30 (thirty) days of execution of this Form. I/we are aware and agree that all statutory taxes, charges, duties, cesses (whether applicable/payable now or become applicable/payable in future) including but not limited to goods and services tax ("GST") on all amounts payable under this Form or otherwise and/or on the transaction contemplated herein shall be borne and paid by me/us alone and you shall never be liable, responsible and/or required to bear and/or pay the same or any part thereof and I /We shall indemnify and keep the Company/Development Manager indemnified for any loss, damage, harm, cost, claim, charge, expense, interest, penalty caused to or suffered by us if the said taxes, duties and/or levies are not paid by me/us.
  - All the balance payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of designated accounts communicated by the Company/Development Manager within a period of 7 (seven) days from the date of demand made by the Company/Development Manager. All payments should be deposited at the office of the Company/ Development Manager. The Company/Development Manager shall not be responsible/accountable for any payment made to agent/broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company/Development Manager.
  - I/We under that the Company will be entitled to charge interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay in making payment of the Consideration or any part/s thereof or any other amounts owing and due by me/us to the Company ("Interest Rate").
  - The Company shall give advance notice for payment for due installment, however non-receipt of notice will not be accepted as a sufficient reason for non-payment of installment.
  - The Applicant/s at his/her discretion and cost may avail housing loan from bank/ financial institution. The Company shall under no circumstances be held responsible for non-sanction of the loan to the Applicant/s for whatsoever reason. The payment of installments/ any other dues to the Company shall not be linked to housing loan availed/ to be availed by the Applicant/s.
  - Notwithstanding what is stated herein if I / We, default in payment of the consideration and other amounts as stated herein and/or any other default in terms of this Form, you shall be entitled to, without prejudice to your right to receive interest on outstanding/delayed payments in terms of the above and/or any other right or remedy which may be available to you against me/us, terminate this Form at your sole discretion and I/We agree that the Company shall further be entitled to allot, deal with and sell the Unit to another person or party, which allotments, sale, etc. shall be subsisting and binding on me/us.
- I/We shall pay to you or your nominees, (in addition to the Consideration specified above), the following amounts towards Security for proportionate share of municipal taxes and maintenance/outgoings for the Unit, Share Application Charges, Development Charges, Formation Charges for the Organization ,Electric, Water meter charges, Legal Charges etc. together with applicable taxes thereon on or before the possession of the Unit is handed over to me/us.:
- I /We confirm that the payment towards the additional amounts shall be made within 15 (fifteen) days of the date I/we am/are intimated to occupy the Unit. It is hereby agreed by us that the list of charges mentioned hereinabove is only indicative and not exhaustive and that I/we agree to pay all or any such other charges or additional charges and increase in the above list of charges or such other or additional charges as you may indicate.
- I/We confirm that Society charges towards maintenance, property tax and outgoings informed to the Applicant(s) are based on assumption and are tentative and provisional and are likely to increase. In case of any increase to match the actual costs of maintenance, property tax and outgoings the Applicant(s) shall be bound and liable to pay such increased amounts without any objections/protests of any nature.
- I / We confirm that Stamp Duty and Registration charges and incidental charges as applicable (as determined by the statutory authorities) shall be borne and paid by the Applicant at the time of execution of the Agreement for Sale.

9. I/We undertake to follow the undermentioned process for Cancellation of the Unit:

- In case of cancellation of this booking by me/us, the Company shall refund the amounts paid by the Applicant without paying any interest thereon and after deducting \_\_\_\_10% (Ten percent) of the booking amount towards administrative charges, brokerage charges and charges or expenses of any nature whatsoever including but limited to brokerage charges and applicable taxes.
  - In case of cancellation by the me /us after execution of Agreement the Company shall refund the amounts paid by the Applicant without paying any interest thereon and after deducting \_\_\_\_10% ( Ten percent) of the Consideration for the Unit as set out in the Agreement for Sale agreed towards administrative charges and charges or expenses of any nature brokerage charges and taxes.
  - I/We, agree and confirm that the cancellation charges as stated hereinabove constitute a reasonable genuine and agreed pre-estimate of damages that will be caused to us and that the same shall be in the nature of liquidated damages and not penalty.
  - It is clarified that refund of the amounts to the Applicants in accordance with this clause shall be done once the Unit is re-sold and from the sale proceeds/ consideration received by the Company from such re-sale.
  - Further, in the event the cancellation of the Unit is done post the registration of the Agreement for sale then the Applicant's refund will only be done provided that the Applicant(s) has/have executed a deed of cancellation in the form and manner required by the Company.
10. I/We are aware that the Project in which the Unit is proposed to be constructed and developed is registered with the Maharashtra Real Estate Regulatory Authority under MahaRERA number: P51800045996.
11. I/We are aware that the multiple options and combinations and possibilities (sanctioned and proposed) of the real estate project and the multiple options and combination and possibilities (sanctioned and proposed) of the "whole project" of which the Project forms a part is also disclosed to you. The Applicant/s have independently analyzed, acquainted and familiarized himself/herself/themselves/itself with the information and disclosures pertaining to the Project and the whole project. In the event of any conflict (whether actual or perceived) between the information and material contained in this Form and the details of the Project available on the website of Maharashtra Real Estate Regulatory Authority, the details as available on the website of Maharashtra Real Estate Regulatory Authority shall prevail.
12. I/ We expressly agree that the Company shall have the right to make modifications, revisions, amendments, relocations, substitutions and/or withdrawals with respect to any facet or component of the Project and/or the whole project including as depicted in any information or material including the brochure and video, in the manner it may deem fit. I/We agree that the finalized details, specifications and particulars with respect to any facets or component of the Project and/or the whole project (Including as depicted or stated in this Form) shall be as indicated in the Agreement for Sale that may be executed by the Company and as disclosed by the Company and not otherwise.
13. I/We, the Applicant(s) has/have seen and understood that the picture, layout themes, project landscape, amenities etc. shown in the marketing collateral are artistic/ inspiration/ imagination and tentative in nature and are aware that all locations and/or dimensions depicted in the drawing of the layout and/or landscape may vary/differ due to construction contingencies, construction variance and site conditions and that the actual product/ development and any other aspect may differ from what is portrayed herein. I/We are aware and accept that all layout plans, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be required by the competent authority, site conditions and final plans. I / We, unconditionally and expressly, agree and accept that the finalized details, specifications and particulars with respect to layout themes, project landscapes, amenities etc. of the Project and/or the whole project shall be indicated in the Agreement for Sale that may be executed by the Company and as disclosed by the Company, and not otherwise.
14. I/We acknowledge and confirm that the Company has provided all information, clarification and document in relation to the Project as was demanded by the Applicant(s) and that I/We is/are fully satisfied with the same. I/We further acknowledges that I/We have seen all documents/ papers in relation to the Project, including but not limited to the title documents, license, sanctions, approvals etc. obtained/ to be obtained from the competent authorities and have also examined documents and information uploaded by the Company on the website of the Authority by RERA and the RERA rules and have understood the document and information in all respects.
15. I/We agree and undertake that this Form is non-transferable.
16. I/We, the Applicant(s) herein agree/s to co-operate in formation of the co-operative society and/or organization as per statutory provisions.
17. I/We agree that the possession of the Unit to me/us shall be made on receipt of the Consideration and all the amounts due to the Company from the from me /us.
18. I/We hereby agree and undertake that we shall not request for any changes to the unit.
19. I/we agree that the amenities represented at the time of executing the Form shall be completed once the whole project is complete.
20. I/We agree that all communications shall be carried out at the address of communication provided by the me/us and it shall be my/our responsibility to inform the Company/ Development Manager about subsequent changes in the address if any. I/We understand and agree that in case of more than one applicant, all communications shall be sent by the Company/Development Manager to the Applicant whose name appears first at the address given in this form and the same shall for all purposes be considered as served on all the other Applicant(s) and no separate communication shall be necessary to the other Applicant(s) named in the Form.
21. All disputes relating or arising out of this Form are subject to the exclusive jurisdiction of the Courts in Mumbai.

I/We hereby declare that I/We have gone through and understood the terms & conditions mentioned herein above and shall abide by the same unconditionally. I / We hereby also expressly and unconditionally confirm and accept all the aforesaid terms and conditions

Applicant 1: \_\_\_\_\_

Applicant 2: \_\_\_\_\_

Integrated®

ground  
holding  
REAL  
ESTATE  
JOY

Site Address: Integrated Ramicon, Off SV Road, Goregaon West, Mumbai - 400 102.

This project has been registered under MahaRERA Registration No.: P51800045996 & also available on the website <https://maharera.mahaonline.gov.in> under registered projects.





## Integrated Ramicon

Flat Details		Cost Details		
Tower	B	Consideration Amount	(A)	96,66,667
Unit No.	708	Registration Charges	(B)	30,000
Floor No.	7	Other Charges (Non refundable)*	(C)	2,20,000
Flat No.	08	GST on Sale Price	(D)	5% 4,83,333
Configuration	1BHK			
Number of Car Parking Space(s)	1			
RERA Carpet Area (Sq Ft)	419.58			
Balcony [Limited Area] (Sq Ft)	-			
<b>Total Usable Area</b>	<b>419.58</b>	<b>All in Cost (A+B+C+D)</b>		<b>1,04,00,000</b>

Other Charges		Payment Schedule					
Particular	Amount	Particulars Payable on	%	Towards Sale Price (-) TDS	TDS Towards Sale Price	GST	Total Payment
Club Membership	65,000	On Booking	10%	9,57,000	9,667	48,333	10,15,000
Infra & Development	65,000	Within 45 days of booking	60%	57,42,000	58,000	2,90,000	60,90,000
Legal Charges	20,000						
Electric Meter Charges	20,000						
Water Meter Charges	20,000	On Fitout of Lift	25%	23,92,500	24,167	1,20,833	25,37,500
Society formation charges	20,000	On Receipt of OC	5%	4,78,500	4,833	24,167	5,07,500
Gas Supply connection	10,000						
<b>Total</b>	<b>2,20,000</b>	<b>Total</b>	<b>100%</b>	<b>95,70,000</b>	<b>96,667</b>	<b>4,83,333</b>	<b>1,01,50,000</b>

TERMS & CONDITIONS :		
<i>For Sale Price, kindly issue cheque / DD / Pay order in favour of</i>		<i>For Taxes and other charges, kindly issue cheque / DD / Pay order in favour of</i>
Favouring Name :- Integrated Affordable Home Private Limited Collection Account		Favouring Name :- Integrated Affordable Home Private Limited Project Pass through Account
Account Number :- 2714064392		Account Number :- 2714064460
IFSC Code :- KKBK0000958		IFSC Code :- KKBK0000958

\* Please deduct 1% TDS from the installment and Pay/Deposit into Govt Treasury on behalf of Promoters "Integrated Affordable Home Private Limited".

Once TDS of 1% is deposited by you to Government Treasury on behalf of Promoters "Integrated Affordable Home Private Limited" please submit to us copy of Form no 26QB return cum challan & form no 16 B TDS Certificate.

Presently applicable Statutory obligations like TDS and GST are included as stated above. However if any increase / revision / new levy is made applicable, the same will be payable by the purchaser as per rates applicable from time to time.

Flat Purchaser has to pay additional at the time of possession.

(a) Share Money-Rs.500+Rs.100 as entrance fees of the society per name on the agreement for sale, Corpus Fund Rs.150 per sq ft on Rera carpet (b) Advance Outgoings for 12 months (Rs.8 per sq ft on RERA Carpet Area). (c) Deposit to MGL for Gas Supply & Meter charges at Actuals payable directly to MGL.

\*Without Property Tax-Property Tax to be paid by Flat Purchaser at Actuals.

\*GST at applicable rate shall be extra on Other charges mentioned above.

Flat Purchaser to pay Rs.25,000 towards furniture deposit(Refundable) at the time of possession.

Scanning charges to be paid at the time of Registration Rs 15,000/-

Payment towards the Consideration Value of the flat and the payment for statutory dues and other charges has to be paid by separate cheques/DD/ Pay-order.

The Cheque / DD / Pay-order for the Consideration Value of the flat is to be issued in favour of "Integrated Affordable Home Private Limited Collection A/C".

The Cheque / DD / Pay-order towards the statutory dues (GST) & other charges is to be issued in favour of "Integrated Affordable Home Private Limited Project Passthrough A/C".

This Cost sheet is valid for the date on which it is issued subject to change without notice before booking amount is received.

Stamp duty is payable by Integrated Affordable Home Private Limited. If the Applicant/Purchaser desires to cancel the booking after the stamp duty is paid but before registration, the stamp duty refund shall be developers liability & purchaser will have no claim on the same.

Agreement for Sale to be Executed and registered within 29 days of Booking.

I / We, agree to pay cost & charges as stated above.

RERA No.- P51800045996

Quotation Issue Date :	09-Apr-2024	Applicant's Name : Vimal Yadav	Applicant's Signature :
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