

PURE AWAS BUILDERS LLP
5th Floor, 526, Park Centre Building, Sector
30, Gurgaon, Haryana 122,001

C-35 FF

APPLICATION FOR BOOKING OF A UNIT IN "SHUBHASHRAY VILAS" AT
RAJASTHAN

Application Date: 14/04/2025

Dear Sir/Madam,

I/We, the undersigned, hereby submit this application seeking the provisional allotment of a residential/ shop unit (hereinafter referred as " ") in group housing project SHUBHASHRAY VILAS situated at Nemrana, Village-Kundansinghpura, Alwar-301705 Rajasthan (hereinafter referred as the "Project").

I/We have paid a sum of Rs. 1,71,700/- /only against booking of a residential/shop unit.

I. APPLICANT

Name: Vaishali

Son /Daughter/Wife of: Binod Kumar Singh

Permanent Address: Flat No. 312, Sai Ashray Chandra Park old
Roham, road, Plot No - 10-11, Sec. 15 Sarai mandir dwarka delhi

Mobile No: 7488122841 Alternative Mobile No:

Email ID: vaishalisinha5@gmail.com

Gender: Female

Aadhar Number: 704667586486

PAN Number: CABPV7412G

Residential Status:

Occupation: DOCTOR -
DENTIST

Vaishali

Signature of Applicant

Affix Recent
Photograph of 1st
Applicant



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CO-APPLICANT

Name Shubham Raj

Son/Daughter/Wife of Rakesh Kumar Tiwary

Permanent Address H.No. 254, First Floor, Ambernagar, dwarka
Sec-19, South West Delhi - 110075

Mobile No. 9572307211

Alternative Mobile No.: 8303023791

Email ID: shubhamraj444@gmail.com

Gender: Male

Aadhar Number: 717595544709

PAN Number: BHLPR5288L

Residential Status: _____

Occupation: Doctor

Shubham Raj
Signature of Co-Applicant

3. UNIT DETAILS & PRICING

A. Unit No: C-35 FF

B. Type of Unit: 2 BHK Floor

C. Super Built up Area: 649 Sq. ft

D. Additional Plot Area: _____ Sq. ft

E. Additional Carpet Area: _____ Sq. ft.

F. Basic Sales Price of Unit (BSP): Rs. 17,00,000/-

G. Additional Charges (Carpet Area / Plot Area / PLC / Parking): Rs. _____

H. GST: Rs. 17,000/-

I. Total Sale Price (F+G+H): Rs. 17,17,000/-

J. Other Charges (IFMS, Advance Maintenance, etc.): Rs. 25,000/-

K. Parking & Other Info: _____

L. Offer Given: _____



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- and or resell the Unit to any third party or deal with the same in any other manner as the Developer may in its sole discretion deem fit. On occurrence of such event and within 45 days of cancellation of the Application in terms hereof, the Developer shall refund the amount paid by the Applicant(s) without interest subject to forfeiture of following sums.
- i. Booking Amount or the actual amount paid whichever is higher, subject to maximum of 10% of TSP; and
 - ii. All taxes paid / payable till date of such cancellation.
7. In exceptional cases, the Developer may condone payment delays under the Payment Plan at its sole discretion, subject to the SBI's highest MCLR + 2% per annum annual interest. Acceptance of delayed payment with interest shall not set a precedent for other Applicant(s). Each case will be reviewed individually, and the Developer's decision on cancellation or acceptance shall be final. If the registration amount is paid but total payment is under 10% of the TSP, the balance must be paid within 7 days. Failure leads to automatic cancellation without notice and forfeiture of up to 10% of the TSP, including taxes.
8. The Applicant(s) acknowledges that the Developer or its appointed Maintenance Agency shall manage the maintenance, upkeep, repairs, security, and common services of the Project. The Applicant shall pay all maintenance charges, including but not limited to Interest-Free Maintenance Security (IFMS), Water Infrastructure Charges (WIC), and Electricity Infrastructure Charges (EIC), as determined by the Developer or the Maintenance Agency, upon demand.
9. The Unit's total area is tentative and may vary by $\pm 2\%$ due to design or statutory conditions. If the variation exceeds $\pm 2\%$, the Unit cost shall be adjusted pro rata, with excess amounts refunded or additional payments required. Any increase in development charges, GST, stamp duty, registration fees, or other levies imposed post-booking shall be borne solely by the Applicant.
10. Additionally, the Applicant(s) acknowledges that certain Units may attract Preferential Location Charges ("PLC") based on the preferable location of the Unit within the Project. The applicable PLC, if any, shall be payable in accordance with the terms specified by the Developer.
11. In case of any refunds in terms of the Application/Letter for Provisional Allotment/Final Allotment/the Agreement, such refund would be processed through cheque(s)/bank transfer in the name of the Sole/First Applicant and the cheque would be handed over to the Applicant(s), or his/her representative authorized through Power of Attorney.
12. In the event of an intestate demise, the Developer shall have sole discretion to either refund or transfer the booking to the legal heir(s) upon submission of necessary legal documents, including:
- i. Death certificate
 - ii. Succession certificate/Legal heir certificate (if applicable)
 - iii. Notarized affidavit from all legal heirs confirming the transfer and providing NOC
 - iv. Any other documents as required by the Developer

The Developer shall not be liable for

- Developer shall not be liable for any payments/remittances made by a third party on behalf of the Applicant(s), nor shall such third party have any claim over the Application or allotment of the Unit. All payment receipts shall be issued in the name of the Applicant(s) only. If a third party makes a payment on behalf of the Applicant(s), the Applicant(s) must inform the Developer accordingly.
16. In case of joint applicants, all communication shall be sent to the first-named Applicant, which shall be deemed sufficient service for all Applicants. No separate communication will be issued to co-applicants. The Applicant(s) must promptly inform the Developer in writing of any change in mailing address; otherwise, all notices sent to the registered address shall be considered duly received.
 17. The Developer reserves the sole discretion to offer discounts, credits, or benefits under schemes, referral programs, promotional offers, or corporate discounts. The Applicant(s) agree not to raise any objections regarding such offers, and all such offers are subject to, strict adherence to the Payment Plan.
 18. If the Applicant(s) avails a home loan, all Pre-EMI interest, processing charges, and other financial costs shall be solely borne by them. The Developer shall not be liable for any delay, rejection, or non-disbursement of the loan, nor shall such issues exempt the Applicant(s) from payment obligations under the Agreement. Any delay in payments due to loan-related issues shall be treated as a default, and the Developer may take appropriate action, including cancellation of the allotment, as per the Agreement.
 19. The Applicant(s) agrees and understands that the Developer shall not be held responsible or liable for not performing any of its obligations or undertakings provided for in this Application or the Agreement, if such performance is prevented due to any reason of non-availability or scarcity of steel and/or cement and/or any other building materials and/or water supply and/or electric power and/or slow down, strike and/or due to dispute with the construction agency employed by the Developer, lockout or civil commotion or any militant action or by reason of war, or enemy action, or earthquake or any act of God or as a result of any Law or as a result of any restrictions imposed by any government authority or delay in sanction of the building/zoning plans/grant of completion/occupation certificate by any government authority or other reason beyond the control of the Developer (hereinafter referred to as "**Force Majeure Events**"). If there is any delay in the delivery of possession of the Unit or the Developer is unable to deliver possession of the Unit due to a Force Majeure Event, the Developer shall be entitled to a reasonable extension of the time for delivery of possession of the Unit and no compensation of whatsoever nature shall be claimed by the Applicant(s) in respect of such delay/default.
 20. All or any dispute arising out of or touching upon or in relation to the terms and conditions of the provisional/final allotment/ this Application or its termination, including the interpretation and validity thereof, and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussions, between the Parties. Alternatively, if, and to the extent that, any such dispute, controversy or claim has not

For the purposes of this Application, Unit shall mean the unit applied for under this Application and shall also include any other unit that may be allotted to the Applicant(s) in lieu of or in addition to the originally applied unit, as per the terms and conditions of the Developer.

The Applicant(s) hereby confirms that they have fully read, understood, and agreed to abide by the terms and conditions stated herein. These terms shall be read in consonance with the terms stipulated in the Agreement, and in the event of any conflict or inconsistency, the terms of the Agreement shall prevail. The Applicant(s) further confirms that they have sought and received all necessary clarifications regarding the terms, conditions, and representations made by the Developer. The Developer has duly explained the same, including in vernacular language, to ensure complete understanding. Having acknowledged all obligations and liabilities, including but not limited to the forfeiture of the earnest money, the Applicant(s) voluntarily signs this Application and makes the requisite payments. Furthermore, the Applicant(s) expressly undertakes that in the event of cancellation of their allotment due to any default in payment under the Payment Plan, they shall have no right, title, interest, or lien over the Unit applied for or provisionally/finally allotted to them in any manner whatsoever.

Vaishali

Signature of Applicant

Place: Neemrana
Rajasthan

Shubham Raj

Signature of Co-Applcant

Place: Neemrana
Rajasthan



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COMMITMENT FORM

- A. Loan Required: **Yes**
B. % of loan Required: **90%**
C. Booking Source: **facebook**
D. Reference By:
E. Monthly Income of Applicant: **60,000 L**
F. Monthly Income of Co-applicant: **1,00,000 L -**
G. Offer Given: **NA**
H. Other Commitments: **NA**

Sales Executive



Signature

Sales Manager



Signature

Sales Head

Signature



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

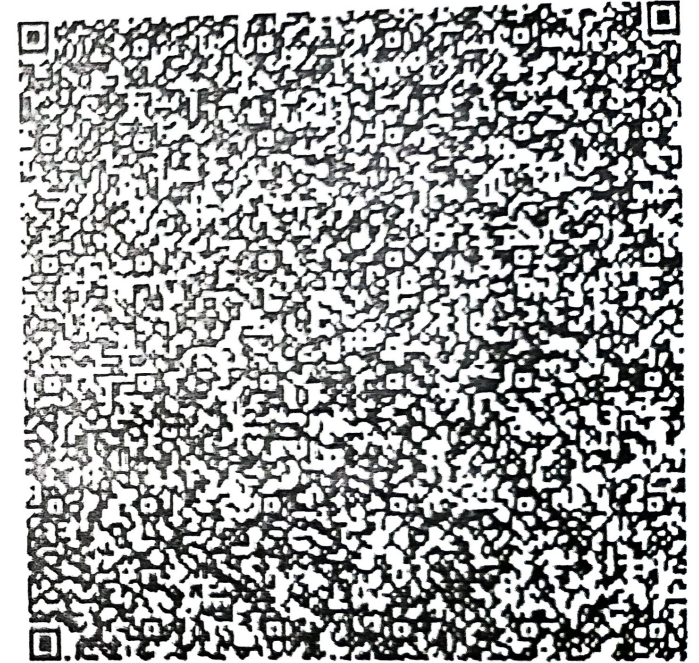


पता:

राकेश कुमार तिवारी, हाउस न २५४, फर्स्ट फ्लोर, अम्बेरहै,
द्वारका सेक्टर १९, साउथ वेस्ट दिल्ली,
दिल्ली - 110075

Address:

RAKESH KUMAR TIWARY, H NO 254, FIRST
FLOOR, AMBERHAI, Dwarka Sector 19, South
West Delhi,
Delhi - 110075



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VID : 9186 3220 5525 4453



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Issue Date: 10/01/2012



भारत सरकार
Government of India



शुभम राज
Shubham Raj
जन्म तिथि/DOB: 22/03/1994
पुरुष/ MALE

7175 9554 4709

VID : 9186 3220 5525 4453

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUBHAM RAJ

RAKESH KUMAR TIWARY

22/03/1994

Permanent Account Number

BHLPR5288L

Shubham Raj

Signature

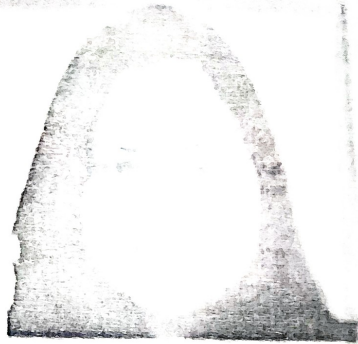


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आयकर विभाग
INCOME TAX DEPARTMENT

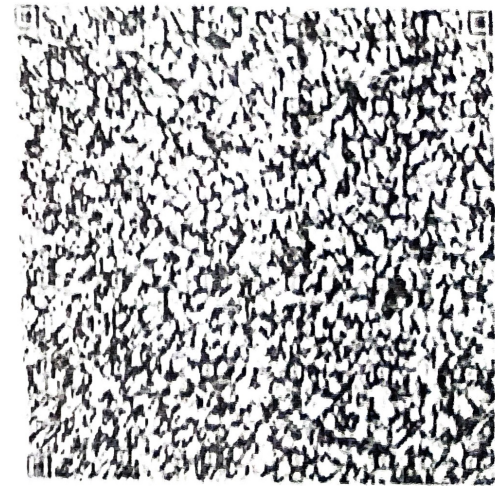


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CABPV7412G



नाम / Name

VAISHALI

पिता का नाम / Father's Name

BINOD KUMAR SINHA

जन्म की तारीख / Date of Birth

15/06/1995

Vaishali

हस्ताक्षर / Signature

06202



भारत सरकार
GOVERNMENT OF INDIA



वैशाली

Vaishali

DoB: 15/06/1995

FEMALE

7046 6758 6486

Mera Aadhaar, Meri Pehchaan



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

बिनोद कुमार सिन्हा, फ्लैट
न-312, साई आश्रय, चंद्र पार्क
पुराना पालम मार्ग, प्लॉट न-10-
11 विभाग-15 सेनी मंदिर गली,
एन.एस.आई.टी.,
एन.एस.आई.टी. द्वारका, साउथ
वेस्ट दिल्ली, दिल्ली, 110078

C/O Binod Kumar Sinha,
Flat No-312, Sai Aashray,
Chandra Park Old Palam
Road, Plot No-10-11
Sector-15 Sani Mandir
Gali, N.S.I.T., N.S.I.T.
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Mera Aadhaar, Meri Pehchaan



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