



KALPA-TARU®



APPLICATION FORM

APPLICATION FORM

Date of Application:

To,

(For office use only)

Opportunity Reference No.:

Customer No.:

Booking Type: Individual / Corporate

GST Registration Number:

(in case of Corporates)

Project Name: **KALPATARU VISTA**

RERA Reg. No.: UPRERAPRJ14980

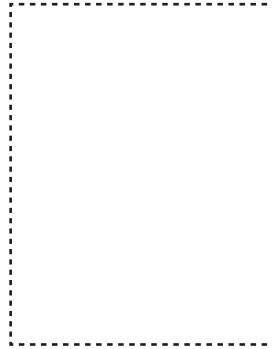
GST Reg. No.: 09AARFK5877C1ZS



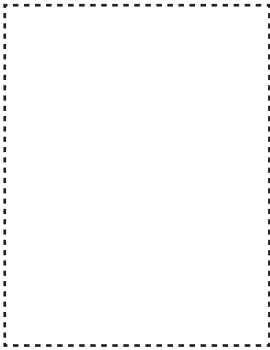
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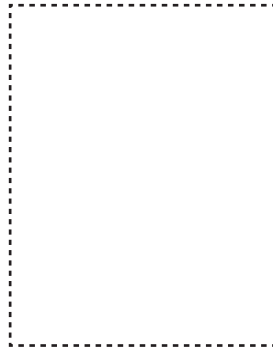
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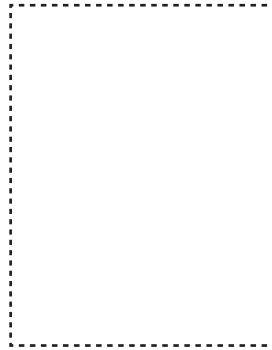
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6

Dear Sir/Madam,

I am / We are desirous of making an offer to earmark an apartment in the Project being developed by your Company.

1. APPLICANT DETAILS

*In case of Company, please mention Date of Incorporation.

Primary Applicant

Name:	
Gender:	
Country:	Country Code:
Phone/Mobile:	Email:
Residential Status:	PAN / TIN:
GST Reg. No.:	DOB / DOI:
Anniversary Date:	Occupation:
Designation:	Organization:

Co-Applicant 1

Name:	
Relation with Primary Applicant:	Gender:
Country:	Country Code:
Phone/Mobile:	Email:
Residential Status:	PAN / TIN:
GST Reg. No.:	DOB / DOI:
Anniversary Date:	Occupation:
Designation:	Organization:

Co-Applicant 2

Name:	
Relation with Primary Applicant:	Gender:
Country:	Country Code:
Phone/Mobile:	Email:
Residential Status:	PAN / TIN:
GST Reg. No.:	DOB / DOI:
Anniversary Date:	Occupation:
Designation:	Organization:

Co-Applicant 3

Name:	
Relation with Primary Applicant:	Gender:
Country:	Country Code:
Phone/Mobile:	Email:
Residential Status:	PAN / TIN:
GST Reg. No.:	DOB / DOI:
Anniversary Date:	Occupation:
Designation:	Organization:

Co-Applicant 4

Name:	
Relation with Primary Applicant:	Gender:
Country:	Country Code:
Phone/Mobile:	Email:
Residential Status:	PAN / TIN:
GST Reg. No.:	DOB / DOI:
Anniversary Date:	Occupation:
Designation:	Organization:

Co-Applicant 5

Name:	
Relation with Primary Applicant:	Gender:
Country:	Country Code:
Phone/Mobile:	Email:
Residential Status:	PAN / TIN:
GST Reg. No.:	DOB / DOI:
Anniversary Date:	Occupation:
Designation:	Organization:

Passport No.:		Date of issue:	
Primary Applicant			
Co-Applicant 1			
Co-Applicant 2			
Co-Applicant 3			
Co-Applicant 4			
Co-Applicant 5			

CORRESPONDENCE ADDRESS

NRIs / PIOs to mention their foreign address here.
In case of company, please mention your correspondence address.

Apt. No.:		Building Name:	
Address Line 1:			
Address Line 2:			
Landmark:		Nearest Railway Station:	
Country:	State:	City:	
Other City:		PIN Code:	

RESIDENTIAL ADDRESS

Same As Above

NRIs / PIOs to mention their foreign address here.

In case of company, please mention your correspondence address.

Apt. No.:		Building Name:	
Address Line 1:			
Address Line 2:			
Landmark:		Nearest Railway Station:	
Country:	State:		City:
Other City:		PIN Code:	

2. APARTMENT DETAILS

a. Apartment Details

Project: KALPATARU VISTA

Apartment No.: _____

Typology: _____

Facing: _____

Tower: _____

	(Sq.mt.)*	(Sq.ft.)
RERA Carpet Area of Apartment		
Balcony Area		
Utility Balcony Area		

*Square Metre (1 sq.mt. = 10.764 sq.ft.)

b. Vehicle parking space/s:

No/s: _____ No/s: _____ No/s: _____

Type: _____ Type: _____ Type: _____

c. Purchase Price (All amounts are in INR):

Apartment Cost(A)	
Other Charges & Deposits#{B}	
Total of the above (A+B)	

#Including but not limited to water & electric connection, piped gas, infrastructure, maintenance, legal charges, deposits etc. & excluding Stamp Duty, Registration Charges & any other taxes and levies.

3. HOW DID YOU COME TO KNOW ABOUT THE PROJECT?

Walk-in Source:		
Direct:	Please specify source	
Referral:	Please specify Reference details	(Existing Customer/Employee)
Existing Customer:	Customer Name	First Name Last Name
	Project	Project Name
	Mobile number	Mobile number
	Amount Payable	Amount Payable %
Kalpataru employee:	Employee Name	First Name Last Name
	Company Name	Enter Company Name
	Mobile number	Mobile number
	Amount Payable	Amount Payable %
Channel Partner:	Channel Partner Name	First Name Last Name
	Contact number	Mobile number
	RERA ID	RERA ID as per registration
	Vendor ID	Kalpataru Vendor ID
	Amount Payable	Amount Payable %

Signature of channel partner

Signature of customer

4. BASIC INFORMATION

Applicable for: _____

Sector: _____

Name of the company: _____

OFFICE ADDRESS

NRIs / PIOs to mention their foreign address here.

In case of company, please mention your correspondence address.

Apt. No.:		Building Name:	
Address Line 1:			
Address Line 2:			
Landmark:		Nearest Railway Station:	
Country:	State:	City:	
Other City:		PIN Code:	

Purpose of purchase: _____

Source of funding Own source: Bank Loan

If loan, please provide the following details:

Own Source (in INR): _____

Bank Loan (in INR): _____

Preferred Bank 1: _____

Preferred Bank 2: _____

Is the loan sanctioned? Yes No

5. BOOKING AMOUNT PAYMENT DETAILS (ALL FIELDS ARE MANDATORY)

I am / We are enclosing payment details as provided below as Booking Amount (interest free) towards Apartment No. _____

Mode of Payment: _____
Cheque No. / Draft No. / UTR Code: _____
Dated: _____
Drawn on Bank: _____
Amount (In words) _____
Payment By: _____
Additional PDC Submitted: _____

6. PAYMENT SCHEDULE

As discussed and agreed, I / we agree to make payments for the purchase of the Apartment applied for here under in line with the Payment Schedule shared with me / us as part of the cost sheet by the Sales Manager. I / We further declare that I / we have a copy of the aforementioned cost sheet in my / our custody and I / we am / are aware of my / our responsibilities of timely payments and my / our liability to pay interest as per agreed terms in case of delayed payment from my / our end.

7. YOUR FEEDBACK ON THE PURCHASE EXPERIENCE

A. What in your opinion, does the brand 'Kalpataru' stand for?

- Trust
 Transparency
 Ethics
 Commitment
 Quality
 Luxury
 Innovation

B. Were you taken to the show flat? If yes, how would you rate the overall quality of the show flat?

- Yes
 No
 Not Applicable

C. How would you rate the following parameters in your purchase experience?

Parameter	Very Good	Good	Satisfactory	Not Satisfactory
Wait Time at Project Sales Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ability of Sales Staff to understand your needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hospitality of the Staff at the Sales Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Experience in the Show / Sample Flat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Product Knowledge of the Sales Staff at the Sales Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cleanliness of the Sales Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Layout and Design of the Sales Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of the Appropriate Signages to the Sales Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of brochures & other material shared at Site Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. How would you rate the overall experience with the sales team at the sales site office / head office?

- Very Good
 Good
 Satisfactory
 Not Satisfactory

8. TERMS AND CONDITIONS

- i. I am/ We are aware that the Project is registered with the Uttar Pradesh Real Estate Regulatory Authority under the provisions of the Real Estate (Regulation and Development) Act 2016 ('Act') and the rules & regulations made thereunder.
- ii. I/ We acknowledge and confirm that the Company has provided for inspection and explained the documents relating to the Project and such other documents as required to be provided for under the Act. The present Application is made by me/us being fully satisfied with the right, title and interest of the Company in the Project.
- iii. I am/We are aware that all communications shall be sent by the Company only to the first/Primary Applicant at his/her/its address and/or registered e-mail ID and the same shall be deemed to be sent to and received by all the applicants.
- iv. I/We are aware that this application is merely a request to earmark the Apartment and does not constitute offer of allotment and/or allotment by the Company. We confirm that I/We are not vested with any right, title or interest in the Apartment until an Agreement for Sale is executed and registered in my/our favour.
- v. I/We further confirm that the allotment and execution & registration of the Agreement for Sale is subject to all timely payments of the Purchase Price and Other Charges & Deposits as per the Payment Schedule shown and explained to me/us.
- vi. I/ We undertake to pay all the amounts payable in respect of the Apartment as per the Payment Schedule shown and explained to me/us and signed by me/us.
- vii. Booking Amount means Ten Percent of the Purchase Price.
- viii. I am/ We are aware that the amount paid by me/us* at the time of this Application will be adjusted towards Purchase Price of the Apartment only if the Agreement for Sale is executed by me/us*. Until the Agreement for Sale shall be executed and registered, the amounts paid by me/us* to the Company shall remain with Company as Booking Amount/deposits without interest.
- ix. I am/We are informed and explained by the Company the scheme of development of the Project and I am/we are aware that the building/tower/wing in which the Apartment is/shall be located, is part of a larger layout, as shown on the sanctioned plan and the terms and conditions regarding development of the layout, to the extent as applicable to me/us*, will be binding upon me/us.
- x. I am/ We are aware that earmarking of the vehicle parking space shall be done at Company's discretion and I/we* shall not raise any dispute with regard to the location of the vehicle parking space earmarked to me/us*. The vehicle parking to be used as amenity to the Apartment.
- xi. I am/We are aware that amenities will be provided in the Apartment will be standard amenities to be specified in the Agreement for Sale.
- xii. I/We agree to pay the balance amount in accordance with the Payment Schedule as explained to me/us* and later to be recorded in the Letter of Intent to be issued by the Company. I/We* understand that timely payment of all amounts is the essence of the transaction irrespective of whether I/we* would avail home loan/financial assistance from any bank/financial institution. In the event of delay in payment of installment, including on account of delay in disbursements by the bank/financial institution, or any other amount beyond the time specified for the same, rate of interest shall be State Bank of India highest Marginal Cost of Lending Rate plus two percent or at such other rate as may be prevailing as per Act and rules will be payable by me/us* to the Company from the respective due date/s till the date/s of payment.

- xiii. Goods and Services Tax or any other applicable tax levied by the State and/or Central Government or any authority in whatever name called, in respect of the Apartment or on the transaction or on the Purchase Price and all Other Charges & Deposits, as the case may be, shall be borne and paid by me/us* additionally, as may be intimated and quantified by the Company.
- xiv. I/We* shall pay Tax Deduction at Source as applicable on the Purchase Price of the Apartment as per the provisions of Income Tax Act, 1961. I/We shall also submit original self-attested Form 16B. In the event of my/our* failure to submit the original self-attested Form 16B to the Company, I/we* shall not be entitled to claim credit in respect of the Tax Deduction at Source paid.
- xv. I am/We are aware that if any additional liability towards tax, cess or duties or towards any interest, penalty or such liability of whatsoever nature under Section 43CA or Income Tax Act 1961, as amended and as may be amended from time to time, will be caused to the Company on account of delay on my/our part to execute and register the Agreement for Sale, I/ We will be liable to reimburse to Company the amount of such additional liability towards tax, cess or duties or interest, penalty or any other liability, as the case may be.
- xvi. I am/ We are explained by the Company and I/we acknowledge that if I/we fail to execute and/or register the Agreement for Sale within a period of Thirty days from this Application and/or as and when called upon by the Company, then I/we shall be in breach of this Application and/or Letter of Intent and the Company shall be entitled to terminate the earmarking of the Apartment and without any notice to me/us. On such termination, the Company shall refund the Booking Amount/deposits after deducting (i) pre-estimated liquidated damages (which is considered between us to be reasonable and not as a penalty) equivalent to Two Percent of the Purchase Price and (ii) accrued taxes. This condition is applicable till execution and registration of the Agreement for Sale in respect of the Apartment.
- xvii. Notwithstanding anything to the contrary herein, the aforesaid refund by the Company shall be made only after expiry of Thirty days from the date on which such refund becomes due to me/us. The refund shall be made by issuance of cheque in my/our name (in the name of the first Applicant) or directly crediting to my/our (first Applicant) bank account.
- xviii. I/We agree and confirm that there could be variation in the Carpet Area of the completed Apartment on measurement thereof, to the extent of Three Percent as a result of construction/execution/finishing variances, etc. I/We accept/s the same and agrees that I/we shall not claim any adjustment, or reduction, in the Purchase Price on account of such variation (if any). However, if the Carpet Area of the constructed Apartment increases or decreases over and above the variation/tolerance referred above, the Purchase Price shall vary accordingly.
- xix. I am/ We are aware that this application is non-transferrable. I/We* shall not request to earmark another apartment in lieu of this Apartment and the Company shall be entitled not to consider my/our* application, if so made, on any ground whatsoever.
- xx. I/We shall take the possession of the Apartment within a period of Fifteen days from the date of offer of possession. In case of failure to take possession from the date of offer of possession, I/we shall be liable to pay holding charges as per terms of Agreement for Sale.
- xxi. All costs/charges and expenses including but not limited to stamp duty, registration charges and/or incidental charges payable on any document and Agreement for Sale, as applicable under prevailing law at relevant time, shall be borne and paid by me/us irrespective of demanded or not demanded by the Company.
- xxii. I/We submit herewith self-attested photocopies of the following documents, originals have been produced for verification to the Sales Manager, along with the Application form:
 - a. For Identity proof – PAN Card copy – mandatory.
 - b. For Residence address proof – any one of MTNL/Electrical bill/Property tax receipt/Passport Copy – mandatory.
 - c. For Signature & Date of Birth proof – any one of Aadhar, Voter ID, Passport, Ration Card, Driving License – mandatory.

- xxiii. I/We are making this Application on my/our own free will based solely on personally understanding and being satisfied with the Project details and on inspection of the documents furnished by the Company as mentioned herein.
- xxiv. I/We acknowledge that the decision to accept or reject this Application is solely at the discretion of the Company. Encashment of the cheque amount paid with this Application shall not amount to acceptance of this Application.
- xxv. I/We are aware that the Company shall reject this Application in the event it is incomplete in any respect and/or not accompanied by earnest money/ deposits/ Booking Amount or documentary proofs or for providing any false information.
- xxvi. I/We agree that interest payable on all outstanding shall be as per the Act.
- xxvii. I/We shall cooperate and sign all the forms and declaration as required by the Company.
- xxviii. If the Company appoints any PMC for maintenance of the Project, I/We agree to abide by the rules laid down by such PMC.
- xxix. All cheques/demand draft/remittance shall be in favour of “ _____ Account” payable at _____ and/or as stipulated by the Company. The first Applicant shall mention his/her/their name, Apartment No, wing/tower/building applied for, behind the cheque/demand draft. The payments made by cheque are subject to realization. Date of actual credit shall be treated as the date of realization.

I am/we are applying on the basis of the above terms & conditions which I/we have read and understood and agreed upon.

Primary Applicant _____ Co - Applicant 1 _____ Co - Applicant 2 _____
 Co - Applicant 3 _____ Co - Applicant 4 _____ Co - Applicant 5 _____

FOR OFFICE USE ONLY

checked and verified

Name: _____ Company Name: _____ Signature: _____

9. APPLICATION COMPLIANCE ENFORCEMENT (A.C.E.) CHECKLIST

Project: _____	Tower / Wing: _____	Unit #: _____
Applicant Name: _____		

Sr. No	POINTS TO CHECK	SALES MANAGER	LOGIN DESK
	IN THE APPLICATION FORM		
1	Application Date is mentioned clearly on the Application form		
2	Applicant / Co-applicant(s) names on the Application Form match with the KYC & CIF		
3	A duly filled in Booking Details Form (BDF) is attached and signed by Sales Mgr, Site Head & Segment Head		
4	All Applicant / Co-applicant(s) / POA holder's signatures are present and match with the PAN card copy submitted		
5	Customer's residential status and Country (if NRI) are mentioned clearly on the Application Form		
6	Passport size photos of the Applicant / Co-applicant(s) are attached with the Application Form & match the PAN card		
7	Permanent / Correspondence Address on the App form match with address proof provided		
8	Contact nos and Email address are clearly mentioned on the Application Form		
9	Source of booking is present and matches with the CIF. If source is CP / Reference, the appropriate sections are filled and the CP / Reference has signed the CIF, GST No (as applicable)		
10	Unit No, Typology, View, Carpet Area mentioned on the Application Form match with the Cost-sheet		
11	Listed Unit is allocated to the same Applicant / Co-applicant(s) as per Vacancy Chart. (Ensure that there is no double booking and no Refuge units or blocked units are accidentally sold to any customer)		
12	Number & Type of parking spaces are clearly defined and match with the Cost-sheet provided		
13	Agreement Value (AV) + Society & other charges are clearly defined and match with those listed on the Cost-sheet		
14	Any corrections / over-writing has to be accompanied with the client's signature. Any over-writing on the AV is not allowed at all and a fresh form will need to be filled in for such a case		
15	Earnest Money (EM) cheque details (Cheque #, Date, Amount, Bank) mentioned match the actual cheque attached		
16	Sales manager has mentioned Customer Code on the Application Form		
17	App form is duly signed by all applicants and the Sales manager		

Sr. No	POINTS TO CHECK	SALES MANAGER	LOGIN DESK
	IN THE CIF		
18	All Applicant(s) details are filled out on the CIF. Applicant's visiting card is critical here.		
	If the Applicant is not carrying a card, then please ensure relevant info about Company, Role & Designation is captured on the App Form		
19	CIF date is same as or precedes the App Form & Cost-sheet date, but not later than the App form & Cost-sheet dates		
20	If the Booking source is "Channel Partner", then CP's signature is captured on the Digital CIF.		
21	Both the Sales manager and the Customer(s) have signed the CIF		
	IN THE COST-SHEET & BDF		
22	Cost-sheet date matches with the Application form date, Pre dated and post date		
	Cost sheets are not allowed		
23	Base Rate, Floor Rise, Type & No. of parking spaces are as per the current approved price sheet		
24	Any deviations / discounts, extensions in payment timelines or any waivers are backed by requisite approvals signed by Segment Head / Sales Council member(s) on the Booking Details Form (BDF). Signatures of Sales Manager, Site Head and Segment Head are required on all BDFs. Segment Head may approve the BDF on email if travelling		
25	All deviations / discounts / waivers need to be documented on BOTH SIDES of the BDF and signed off by the approver		
26	Stamp Duty, GST & TDS (if applicable) values are accurate & as per current applicable norms		
27	Applicant / Co-applicant(s) signature(s) are present on the Cost-sheet		
	IN THE KYC		
28	All relevant and applicable KYC documents are present and have been self-attested (signed by self) by the Applicant / Co-applicant(s), If docs are sent on email, then the email ID should be the one mentioned on the App form		
29	CRITICAL DOCS - App Form, EM Cheque, ACE checklist, Booking Details Form (BDF), CIF, Pan Card, Broker Visiting Card, Address Proof, Photographs & Visiting Card		
30	In case of Company / Partnership / HUF / Minor / NRI applicant(s) appropriate substantiating documents are provided**		
31	The DOB and Address of the applicant match with the Application form		

Sr. No	POINTS TO CHECK	SALES MANAGER	LOGIN DESK
	ABOUT THE PAYMENTS - EARNEST MONEY & TIME BOUND PAYMENTS		
32	EM cheque or DD or RTGS / NEFT details (16 digit UTR code, Bank Name, Amount, Date of transaction) is mentioned. Confirmation from Accounts of the RTGS / NEFT will be taken by the Login Desk		
33	If DD / Banker's cheque is provided, substantiating cover letter from bank is attached		
34	All payments made are from the Applicant / Co-applicant's account only (Third Party Payments are unacceptable)		
35	In case of Company / Partnership / HUF / Minor Applicant(s), payments are received from appropriate source with respective PAN / TAN details**		
36	EM cheque date should be same or before the date of Cost-sheet & Application Form. Cheques dated later than the Application date & Cost-sheet date are unacceptable, unless received with approval from Sales Council Member(s)		
37	PDCs dated no later than the respective due date for TBP are provided. If the customer insists on providing TBP cheques directly on the due date, then the same is allowed & customer is made aware of late payment charges		

**In case of Company / Partnership / HUF / Minor / NRI booking, list of KYC docs & payment modes are listed in the LOGIN DESK FAQ DOC
Sales Manager Name : _____
Signature : _____ Date : _____
Login Desk : _____
Signature: _____ Date : _____
Login Desk submission Date : _____ Form Returned Date: _____
Resubmission Date if previously rejected: _____ Final Acceptanc Date: _____

NOTES

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NOTES

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ACKNOWLEDGMENT OF APPLICATION

CIF NO. _____

Date: _____

This is to confirm that we have received your Application and an amount of Rs. _____

from Mr / Ms / Mrs. _____

paid by _____ on _____ as amount towards Booking Amount for Apartment No. _____

in Tower / Wing _____ our Project _____ RERA Reg. No. _____

RERA Reg. Project link | <http://up-rera.in>

Payment details

Cheque / Demand Draft / UTR Code	Drawn on	Bank

Signature of Manager Sales

This is a system generated acknowledgement for receipt of Earnest Money / Booking amount and is subject to clearance of the cheque / demand draft / NEFT / RTGS transaction. A formal payment receipt shall be handed over to the applicant(s) on receiving final credit.