**WITHOUT PREJUDICE**

**[DRAFT APPLICATION FORM]**

Dated: ___/___/2017

From: - Name of the Address of Applicant

To,

**Merino Shelters Pvt. Limited**
101 Man House,
Opposite Pawan Hans,
S.V. Road, Vile Parle (West),
Mumbai – 400 056

**Sub:** Application for allotment of Apartment No.____, admeasuring about _____ sq. ft. carpet plus ____ Sq. ft exclusive balcony on ____ floor, in the building No._____ to be situate in the real estate project to be known as 'MAN RESIDENCES, constructed by you on the portion of lands bearing D-223/A, D-223/C and D-223/D all being the contiguous plot of land lying, being and situate at TTC Industrial Area, village Shiravane, Taluka and District Thane and in the registration District and Sub District of Thane, hereinafter referred to as '**Said Land**'.

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Respected sir,

1) I/We had an occasion to know about your above referred Real Estate Project being constructed by you on the Said Larger Land. I/We had gone through the details of the said project which you have submitted/uploaded upon the website www.maharera.mahain

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at the time of registration of your said real estate project with the Regulatory Authority established under RERA Act 2016.

2) I/We found the said project interesting. I/We have therefore physically visited the site of the aforesaid Real Estate Project and personally viewed and inspected the present status of development/construction upon the aforesaid Real Estate Project. I/We then also collected the requisite details from your marketing team and subjectively satisfied myself/ourselves about the nature of the aforesaid project, proposed project and/or other proposed phases to be implemented in the aforesaid Real Estate Project and/or Said Larger Land. I/We have got myself/ourselves thoroughly acquainted with the carpet area of the said apartment and the amenities which shall be provided in the said project as also the amenities that shall be provided to the said apartment. I/we are fully aware that at the time of getting possession of the apartment all common amenities and facilities in the entire layout shall not be completed and some of the facilities shall be provided in future/proposed phases.

3) I/we have been specifically made aware by you that development of said land is undertaken by you and that you have at present registered the said real estate project. You have also specifically informed to me/us that the latest sanctioned plan in respect of said real estate project which is sanctioned on 06/02/2015 shall also be amended and revised and you shall seek revised approvals for construction of additional upper floors as may be permitted upon said building. At your site office we were given inspection of such proposed revised plan, which I/we have inspected and accepted. I/we are fully satisfied about disclosure made by you to me/us.

4) After such subjective satisfaction, I/We have decided to purchase and acquire an Apartment in the aforesaid Real Estate project. I/We then had negotiations with your representatives. After such negotiation, it was agreed upon by me/us & yourself that an

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apartment viz. Apartment no.____, admeasuring about _____ sq. ft. carpet plus ____ Sq. ft exclusive balcony on ____ floor of the building No._____ to be situate in the said Real Estate Project to be known as 'MAN RESIDENCES', (hereinafter referred to as the '**SAID APARTMENT**') shall be purchased and acquired by me/us at and for a purchase price of Rs._____/- (Rupees _____ Only) together with open/covered parking space no._____ to be situate on _____ for the Purchase Price of Rs._____/- (Rupees _____ Only). Thus, the collective purchase price for the Apartment and covered Parking space shall be Rs._____/- (Rupees _____ Only) along with additional amounts under different heads of Rs._____/- (Rupees _____ Only) which shall be payable by me/us to you as per schedule as agreed upon.

5) I/We am/are agreeable for the aforesaid purchase price and payment thereof in a time bound schedule. I/We have also then inspected the proforma of Allotment Letter and Agreement for Sale which shall be executed in my/our favour, in case of confirmation of allotment by you. I/We am/are satisfied about the contents and disclosures made in the said Allotment Letter and Agreement for Sale. Upon such subjective satisfaction, I/We hereby apply to you for allotment of said Apartment at and for the said collective purchase price of Rs._____/- (Rupees _____ Only) plus additional amount of Rs. _____/- (Rupees _____ Only) to be paid by me/us to you under different heads.

6) I/We hereby offer to pay Rs._____/- (Rupees _____ Only) towards application amount vide account payee cheque bearing no._____ dated _____ drawn on _____ Bank _____ branch. If you accept my/our offer then I/we shall pay at least 9.5% of collective purchase price to you before allotment of said apartment to me/us

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and agree/s and undertake/s to execute by paying requisite stamp duty and registration charges of the registered Agreement for Sale within _____ working days from the date of confirmation of allotment of my/our apartment. I/We therefore request you to issue allotment letter in respect of said Apartment in my/our favor.

7) I/We shall be availing for the financial assistance for raising part of purchase price and I/we assure you that I/we have requisite financial repayment capacity. I/We understand that if I/we could not get eligible for the financial assistance and/or if I/we could not be able to arrange for the balance payment of further amount as may be stipulated in the Allotment Letter or Agreement for Sale, then my/our allotment/reservation shall be liable for cancellation and you shall be entitled to deduct liquidated damages to the tune of 20% of the reservation amount. I/We am/are aware in case of cancellation I/we shall be liable to other consequences also as may be stipulated under RERA.
8) I/We hereby request you to process my/our application and communicate your decision as early as possible.
9) I/We know and understand that it shall be your sole and exclusive discretion either to accept or reject my/our application form. In case of rejection of my/our application, I/We shall not raise any grievances/dispute and/or claim upon said apartment. I/We know and understand that this is merely an application form and this itself doesn't create any right, title and interest of myself/ourselves upon said apartment. I/We know and accept/s that upon rejection of my/our application form by you save & except entitlement to the refund of above stated application money, I/We shall not be entitled to any other claims of whatsoever nature.

Thanking you,

Yours Truly,

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_____

Allotee/s

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