JPS Holdings
PRIVATE LIMITED

APPLICATION FORM

for booking

DHOLERA

INDIA'S FIRST GREENFIELD SMART INDUSTRIAL CITY

Dholera Special Investment Region · Gujarat

APPLICATION NO. _____

DATE OF APPLICATION _____

PLEASE FILL IN CAPITAL LETTERS · USE A BLACK PEN ONLY

To,

JPS HOLDINGS PRIVATE LIMITED

Supertech UP Country, S1-32, Sector 17A, Yamuna Expressway, Greater Noida

DATE

D	D	M	M	Y	Y	Y	Y

Subject: Application for booking of a plot / unit in the project (the "Project"), being developed by JPS Holdings Private Limited at Dholera Special Investment Region, Taluka Dholera, District Ahmedabad, Gujarat.

Dear Sir / Madam,

A BOOKING DETAILS

Plot / Unit No. _____ Type _____

Plot area _____ sq m / _____ sq yd (approx.)

Payment plan opted _____ Booking amount Rs. _____

Booking amount (in words) Rupees _____ only

Paid by: ☐ Cheque ☐ Demand draft ☐ NEFT / RTGS / IMPS Dated _____

Cheque / DD / UTR No. _____ Drawn on (bank & branch) _____

1. I/We (the "Applicant") apply through this application (the "Application") for the booking of the plot / unit described in the Booking Details above and in Annexure-A (the "Plot"), under the payment plan opted by me/us.
2. I/We understand that JPS Holdings Private Limited (the "Promoter") is developing the Project on the land described in the subject above, within the Dholera Special Investment Region (Dholera SIR), and that the Project comprises _____ residential plots and _____ commercial units.
3. I/We understand that roads, gardens and other common areas form part of the overall layout of the Project, and that I/we shall have no exclusive right, title or interest in any common area.
4. I/We confirm that I/we have personally visited the site and, being fully satisfied, have decided to apply for the booking of the Plot.
5. I/We enclose the booking amount stated in the Booking Details above, payable under the payment plan opted by me/us.
6. I/We understand that this Application only reserves the Plot for consideration. It is not an allotment, sale or transfer of the Plot, even if the Promoter issues a receipt for the booking amount and encashes it.
7. I/We understand that this Application is not an agreement for sale. The Plot will be allotted only after the agreement for sale (the "Agreement") is executed between the Promoter and me/us.

8. I/We understand that this Application will be processed only after the booking amount has been realised and the Application is complete in all respects, including photographs and the documents listed in this form.

9. If the Application is accepted, the Plot will be provisionally booked on the basis of the information given here, subject to the terms set out in this form, which broadly indicate the terms of the Agreement. If the Promoter rejects the Application for any reason, the booking amount will be refunded without interest or compensation.

10. If the Application is accepted, I/we agree to pay the total price and to execute the Agreement and other documents within the period stated in the Promoter's written intimation. If I/we fail to do so, the booking may be cancelled and amounts deducted as per the cancellation terms of this Application and applicable law, including the Real Estate (Regulation and Development) Act, 2016 and the Gujarat RERA rules.

11. I/We have applied with full knowledge of the laws, notifications, rules and regulations applicable to the Plot and to land within Dholera SIR, including the applicable Town Planning (TP) scheme and the regulations of the Dholera Industrial City Development Limited (DICDL) and Dholera Special Investment Region Development Authority (DSIRDA), and I/we undertake to abide by them.

12. I/We understand that the booking amount may be payable in more than one instalment, and that the total of these instalments together forms the booking amount.

13. If any cheque given by me/us is dishonoured, the Promoter will inform me/us and I/we will pay the same amount by demand draft within ten (10) days of that intimation, together with dishonour charges of Rs. _____ per instance. If I/we fail to do so, the Promoter may treat this Application as cancelled.

PLEASE FILL IN CAPITAL LETTERS · USE A BLACK PEN ONLY

1 SOLE / FIRST APPLICANT

AFFIX RECENT PHOTOGRAPH
(sign across)

Mr. / Ms. / M/s. _____

Son / wife / daughter of _____

Date of birth / incorporation _____ Nationality _____

Occupation: ☐ Service ☐ Business ☐ Professional ☐ Self-employed
☐ Student ☐ Homemaker ☐ Retired ☐ Any other

Residential status: ☐ Resident ☐ Non-resident (NRI) ☐ PIO / OCI ☐ Other

If other, please specify _____

Current country of residence _____

Bank a/c held in country of residence (for RTGS / wire) _____

Marital status: ☐ Married ☐ Unmarried

PAN _____ Aadhaar No. _____

Company incorporation No. / CIN (if applicable) _____

(Non-residents and PIO / OCI card holders: please attach a copy of passport / PIO / OCI card.)

Correspondence / registered address

_____

_____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD / ISD code) _____ Mobile No. _____

Employment / business details

Name of the company / firm _____

Designation _____ Office address _____

City _____ State _____ Country _____

PIN _____ Office email _____

Office tel. No. _____ Mobile No. _____

It is mandatory to fill in all the columns for every applicant.

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2 SECOND / JOINT APPLICANT

AFFIX RECENT PHOTOGRAPH
(sign across)

Mr. / Ms. / M/s. _____

Son / wife / daughter of _____

Date of birth / incorporation _____ Nationality _____

Occupation: ☐ Service ☐ Business ☐ Professional ☐ Self-employed
☐ Student ☐ Homemaker ☐ Retired ☐ Any other

Residential status: ☐ Resident ☐ Non-resident (NRI) ☐ PIO / OCI ☐ Other

If other, please specify _____

Current country of residence _____

Bank a/c held in country of residence (for RTGS / wire) _____

Marital status: ☐ Married ☐ Unmarried

PAN _____ Aadhaar No. _____

Company incorporation No. / CIN (if applicable) _____

(Non-residents and PIO / OCI card holders: please attach a copy of passport / PIO / OCI card.)

Correspondence / registered address

_____

_____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD / ISD code) _____ Mobile No. _____

Employment / business details

Name of the company / firm _____

Designation _____ Office address _____

City _____ State _____ Country _____

PIN _____ Office email _____

Office tel. No. _____ Mobile No. _____

It is mandatory to fill in all the columns for every applicant.

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3 THIRD / JOINT APPLICANT

AFFIX RECENT PHOTOGRAPH
(sign across)

Mr. / Ms. / M/s. _____

Son / wife / daughter of _____

Date of birth / incorporation _____ Nationality _____

Occupation: ☐ Service ☐ Business ☐ Professional ☐ Self-employed
☐ Student ☐ Homemaker ☐ Retired ☐ Any other

Residential status: ☐ Resident ☐ Non-resident (NRI) ☐ PIO / OCI ☐ Other

If other, please specify _____

Current country of residence _____

Bank a/c held in country of residence (for RTGS / wire) _____

Marital status: ☐ Married ☐ Unmarried

PAN _____ Aadhaar No. _____

Company incorporation No. / CIN (if applicable) _____

(Non-residents and PIO / OCI card holders: please attach a copy of passport / PIO / OCI card.)

Correspondence / registered address

_____

_____

City _____ State _____ Country _____

PIN _____ Email _____

Tel. No. (with STD / ISD code) _____ Mobile No. _____

Employment / business details

Name of the company / firm _____

Designation _____ Office address _____

City _____ State _____ Country _____

PIN _____ Office email _____

Office tel. No. _____ Mobile No. _____

It is mandatory to fill in all the columns for every applicant.

4 ADDRESS FOR COMMUNICATION

All letters and notices will be sent to the First Applicant at this address:

_____

_____

_____

PIN _____ Mobile _____ Email _____

5 PRICE & CHARGES

To be filled in by the Promoter. Total price of the Plot based on its area:

Total price Rs. _____ (Rupees _____ only)

i. Basic price @ Rs. _____ per sq m (Rs. _____ per sq yd) of plot area

ii. GST, levies and taxes as applicable.

In addition to the total price, the Applicant agrees to pay the following, as applicable:

iii. Preferential location charge (PLC)
Rs. _____ per sq yd

iv. Development / infrastructure charges
Rs. _____ per sq yd

v. Electricity connection & meter charges
Rs. _____ lump sum

vi. Water & drainage connection charges
Rs. _____ lump sum

vii. Club / community facility charges
Rs. _____ lump sum

viii. Interest-free maintenance security (IFMS)
Rs. _____ per sq yd

ix. Maintenance charges (from possession)
Rs. _____ per sq yd / month

x. Legal & documentation charges
Rs. _____ lump sum

xi. Stamp duty, registration fees and related costs for the execution and registration of the Agreement and the sale deed, as and when demanded by the Promoter.

ADDITIONAL TERMS & CONDITIONS

1. This Application is subject to the terms set out in this form and to the terms of the Agreement to be executed with the Promoter. I/We agree to abide by all of them.
2. I/We have applied after understanding the title of the land on which the Project is being developed, as described in the subject of this Application, and the approvals obtained for it.

3. I/We have seen the approvals and sanctions obtained for the Project, including the layout / development permission No. _____ dated _____ and the non-agricultural (NA) permission No. _____ dated _____.

4. I/We have read the draft Agreement available on the Project website and at the site / corporate office of the Promoter, and the Promoter has given me/us all the information and clarifications I/we asked for.

5. I/We am/are legally competent to make this Application, and there is no legal or regulatory restriction on my/our making this Application or the payment made with it.

6. I/We have inspected the site and have made my/our own judgement before booking. I/We have not relied only on any plan, brochure, advertisement or statement, written or oral, made by the Promoter.

7. The plot area means the area of the Plot within its demarcated boundaries, as shown in the approved layout plan.

8. I/We will make every payment on time under the payment plan opted by me/us. On delay, I/we will pay interest at the rate prescribed under the applicable law from the due date until payment. If I/we fail to pay any two consecutive instalments for more than 60 (sixty) days after the due date, the Promoter may treat this as a breach and, after giving me/us 30 (thirty) days to make good the default, may cancel the allotment.

9. If the allotment is cancelled for any reason not attributable to the Promoter, the Promoter may forfeit the booking amount together with any delay interest and non-refundable taxes, to the extent permitted by applicable law, and will refund the balance without interest within _____ days of re-allotment of the Plot or as required by law.

10. If the actual plot area at the time of possession is less than the area stated here, the Promoter will refund the excess amount within 45 (forty-five) days. If it is more (by not more than 3%), the Promoter may demand the additional amount with the next instalment. All such adjustments will be made at the rates agreed in this Application.

11. Subject to force majeure and to my/our fulfilling all terms of the Agreement, including timely payment, the Promoter will offer possession of the developed Plot on or before _____, or such extended date as may be approved under applicable law.

12. If the Promoter fails to offer possession within the stipulated time, I/we may either (a) continue with the booking and receive interest at the rate prescribed by applicable law for every month of delay until possession is offered; or (b) withdraw from the Project and receive a refund of the amounts paid, with interest at the prescribed rate, within 45 (forty-five) days, as provided under the Real Estate (Regulation and Development) Act, 2016.

13. On completion of development, the Promoter will issue a written possession notice. Possession will be handed over after I/we complete the required documentation and pay all outstanding dues, stamp duty and registration charges.

14. The Promoter, directly or through an agency appointed by it, will maintain the common areas and services of the Project for the period required by applicable law, until they are handed over to the association of plot owners or the competent authority. I/We will pay the maintenance charges and the interest-free maintenance security as applicable.

15. The Promoter will be responsible for structural defects in the development works and services it has laid out (such as internal roads, drainage and electrical and water lines), for the defect liability period prescribed under applicable law. This does not cover damage from misuse, tampering, ordinary wear and tear, or failure of services that the Government is to provide outside the Project.

16. Any construction on the Plot by me/us shall be only after obtaining the required approvals from the competent authority, and shall follow the applicable development control regulations of Dholera SIR, the TP scheme and the rules of the Project.

17. I/We will register my/our complete address with the Promoter at the time of booking, and will inform JPS Holdings Private Limited in writing of any change. Until then, all notices sent to the registered address will be treated as received by me/us.

18. The terms of the title documents of the land and of the approvals granted by the competent authorities will prevail, and I/we agree to abide by them.

19. This Application, and the rights and obligations of the Applicant and the Promoter under it, are governed by the laws of India. Courts at Ahmedabad shall have jurisdiction.

Applicant(s) initials: _____

DECLARATION

I/We confirm that the particulars given by me/us in this Application are true and correct to the best of my/our knowledge and belief, and that nothing has been concealed. I/We have read and understood the terms and conditions above and agree to abide by them.

I/We undertake to inform the Promoter of any change in the information given in this Application.

I/We have read and understood the total price and the payment plan. By signing this Application, I/we accept the terms and conditions set out in it, as they may be amended by the Promoter in accordance with applicable law.

I/We give my/our consent to become a member of the association of plot owners to be formed under applicable law, and to sign the documents required for this.

Thanking you,
Yours faithfully,

Signatures of:

Sole / First Applicant	Second Applicant	Third Applicant

Date _____

Place _____

NOTE

1. All payments must be made by cheque / demand draft / banker's cheque payable at _____, or by RTGS / NEFT / IMPS, only to the Project account below. Cash and post-dated payment instruments will not be accepted.

ACCOUNT NAME	ACCOUNT NUMBER
ACCOUNT TYPE	BANK
BRANCH	IFSC

2. Applications without photographs and the particulars above for every applicant will be treated as incomplete and may be rejected.

DOCUMENTS REQUIRED AT BOOKING

- ☐ **a.** Booking amount cheque / draft, or proof of payment (bank statement showing the cheque / NEFT / RTGS / IMPS credit).
- ☐ **b.** PAN card copy of each applicant (or the prescribed undertaking).
- ☐ **c.** Aadhaar card copy of each applicant.
- ☐ **d.** Address and identity proof: passport / voter ID / driving licence / PIO card / OCI card.
- ☐ **e.** One recent passport-size photograph of each applicant.
- ☐ **f.** Companies: memorandum and articles of association, certified board resolution, and certificate of incorporation.
- ☐ **g.** Partnership firms: partnership deed, firm registration certificate, and authorisation from all partners.
- ☐ **h.** LLPs and trusts: LLP agreement / trust deed and the authorising resolution.
- ☐ **i.** NRIs: passport copy, and payment from their own NRE / NRO / FCNR account.
- ☐ **j.** PIO / OCI card holders: passport and PIO / OCI card copies, and payment from their own NRE / FCNR account.
- ☐ **k.** Banker-verified specimen signatures (original) for signatories executing the Agreement at the office.
- ☐ **l.** If the first applicant is a minor: proof of age, and the address and identity proof of the natural guardian.

ALL COPIES OF DOCUMENTS MUST BE SELF-ATTESTED

ANNEXURE-A

DETAILS OF THE PLOT / UNIT

(1) Plot / unit No.: _____

(2) Project name: _____

(3) Survey / TP / FP No.: _____

(4) Village / zone (Dholera SIR): _____

(5) Type (residential plot / commercial unit): _____

(6) Facing / location (e.g. corner, road-facing): _____

(7) Road width in front: _____

(8) Plot area: _____ sq m (approx.) _____ sq yd (approx.)

(9) Plot dimensions (as per approved layout): _____

PAYMENT PLAN: as attached (page 15)

Note: Stamp duty, registration fees, administrative charges, legal fees and related costs for the execution and registration of the Agreement and the sale deed are extra, and are payable by the Applicant as and when demanded by the Promoter.

Signatures of:

Sole / First Applicant	Second Applicant	Third Applicant

FOR OFFICE USE ONLY

1. Application received by _____ on (date) _____

2. Documents: ☐ Complete ☐ Incomplete To be completed by _____

3. Details of plot / unit proposed to be allotted:

   (a) Plot / unit No. _____

   (b) Project / phase _____

   (c) Village / zone _____

   (d) Type _____

   (e) Plot area _____ sq m (approx.) _____ sq yd (approx.)

4. Payment plan (attached)

5. Allied charges as per the terms of the Application / Agreement for Sale, as applicable

6. Mode of booking:

   (i) Direct _____ Ref. (if any) _____

   (ii) Channel partner name & RERA No. _____

Stamp:

7. Application: ☐ Accepted ☐ Rejected

_____
Concerned team member / authorised signatory

_____
Sales team

_____
Sales head

FOR CRM / SALES ADMINISTRATION USE

1. Application date _____

2. Dealing executive(s) _____

3. Documents completion status:

   (a) Booking amount cheque / transfer for Rs. _____ cleared on _____

   ☐ Less than prescribed amount ☐ Equal to prescribed amount

   ☐ More than prescribed amount

   (b) Type of account: ☐ Domestic ☐ NRE ☐ NRO ☐ FCNR / foreign

   (c) Identity proof ☐ Received

   (d) Address proof ☐ Received

   (e) PAN / Aadhaar ☐ Received

   (f) Photographs ☐ Received

   (g) Signatures ☐ Received

   (h) Payment plan (attached) ☐ Received

4. Booking source:

   Direct _____

   Channel partner _____

   Reference _____

5. Fit for sending: ☐ Booking intimation letter ☐ Agreement for sale

_____

CRM / sales administration

PAYMENT PLAN

Plan opted: _____

NO.	MILESTONE	% OF TOTAL PRICE
1	Booking amount (with this Application)	____ %
2	Within 30 days of booking	____ %
3	On execution of the Agreement for Sale	____ %
4	Within ____ days of the Agreement	____ %
5	On completion of internal roads & boundary wall	____ %
6	On completion of water, drainage & electrical works	____ %
7	On offer of possession / registration of sale deed	____ %
8		____ %
9		____ %
	TOTAL	100%

GST, other charges listed in section 5, stamp duty and registration charges are payable in addition, as applicable. Milestones and percentages to be confirmed by the Promoter for the plan opted; no instalment shall exceed the limits permitted under the Real Estate (Regulation and Development) Act, 2016.

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PRIVATE LIMITED

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jps.msusportal.com · +91 79835 75178 · contactus@mendsolutions.com

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This document is for information purposes only and does not constitute an offer or contract. Its contents are subject to revision as permitted under applicable law. Applicants are advised to make their own independent evaluation. All specifications of the plot shall be as per the final Agreement between the parties. Images and plans, where shown, are indicative. Plans and specifications may change as decided by the Promoter or directed by a competent authority, subject to applicable law. This is not a warranty or representation by the Promoter.