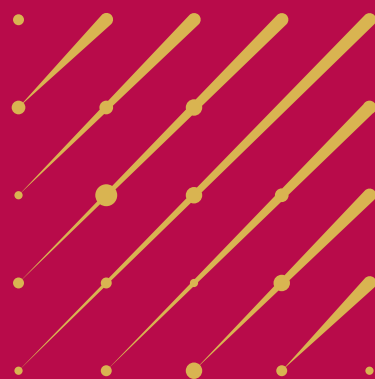


Application No.

RR



RAMRAJYA

प्रगति का युग आरंभ



Application for allotment of Apartment /Flat in the Residential Project “RAMRAJYA”

To,
Neptune Developers Limited,
4th Floor, Eastern Business District,,
Near Mangatram Petrol Pump, L. B. S. Road,
Bhandup (West), Mumbai 400078.

Dear Sir/Madam,

I/ We, understand, that you (i.e. Neptune Developers Limited, hereinafter referred to as “the Company”) are undertaking the development of a residential and commercial Project known as “Ramrajya” at Village Ambivali, Kalyan, District Thane The whole Project Ramrajya is being developed in multiple phases and each phase will be registered as a Real Estate Project as per MahaRera Act and Guidelines. The Company has registered projects having MahaRera No. P51700016156, P51700016351, P51700016350, P51700016352 and are in process of getting further projects registered with MahaRera. The Company is also in process of getting further approvals from the competent authorities for the larger layout.

I/We hereby apply for the allotment of a residential apartment/s as per the enclosed form.

I/We have clearly understood that this application does not constitute an Agreement to Sell and I/we do not become entitled to the provisional and /or final allotment of residential Apartment (s) notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after the Company issues to us a letter of allotment or I/We sign and execute the Flat Buyer’s Agreement on the Company’s standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon us. If however I/we withdraw /cancel this application, the Company may at its sole discretion treat my/our application as cancelled and the application fee paid shall be forfeited/refunded as per the Terms and Conditions given below.

I/we accept and agree to abide by the Standard Terms and Conditions attached to this Application form as if the same formed part of this Application.

I/We hereby declare that the above particulars given by me/us are true and correct. Any allotment against this application is subject to the terms and conditions attached herewith. I/we undertake to inform the Company of any change in my/our address or in my other particular/information, given above failing which the particulars shall be deemed to be correct and the letter sent at the recorded addresses by you shall deemed to have been received by me /us. In case any information furnished is found to be incorrect, false or concealed, the application is liable to be rejected.

Yours Truly,

1. Name	/ Signature	2. Name	/ Signature
(Name and Signature of Primary Applicant)		(Name and Signature of Secondary Applicant)	

Note:

- i) All cheques/ Demand Drafts to be made in favour of “Neptune Developers Limited” payable at Mumbai only.
- ii) Person signing the application form on behalf of other person/firm/company shall file proper authorization/Power of Attorney.

Terms & Conditions:

1. That the Applicant agrees that he/she has applied for the allotment of the Apartment(s) with full knowledge of all the laws/notifications and rule applicable to the area in general and the Projects and includes the terms and conditions on which the Company has acquired the rights in the Plot underneath for the Projects which has also been explained by the Company and understood by him/her.
2. The Company has obtained / will obtain permissions from the concerned authorities for the development of the Project in which the Apartment to be allotted to the Applicant is located. The Applicant acknowledges that these permissions may be revised from time to time and agrees not to raise and waives his right to raise any objection in this regard. These approvals are and will be in line with the guidelines mentioned under RERA.
3. The Project may involve tie-ups with various third parties to operate the facilities or amenities to be/ being constructed on the said Property and the terms of any such tie-ups shall be binding on the Applicant.

4. Relevant project details are available at www.ramrajyamumbai.com & maharera.mahaonline.gov.in and the Applicant acknowledges that he/ she has acquainted himself/ herself with the same.
5. The Applicant irrevocably confirms that, by submitting this Application Form acknowledges that the allotment, if made in favour of the Applicant, shall be on the terms and conditions herein and of the Letter of Allotment and the Flat Buyer's Agreement to be entered into between the Applicant and the Company and the same shall be binding on the Applicant.
6. The RERA carpet area of the Apartment is subject to tolerance of upto +/- 3% based on final designs and approvals. In the event, the final carpet area of the Apartment is more than the carpet area agreed to be provided hereunder, the Applicant agrees and undertakes to pay additional consideration to the Company for such excess area on pro rata basis, based on the Total Consideration. The Applicant agrees not to raise any objection and hereby waives his rights in that regard. In case if the carpet area is less than the mentioned carpet area below the tolerance level, then the Company will refund the excess money paid by the applicant for such lesser area on pro rata basis, based on the Total Consideration.
7. Application Process:
 - a) Each Application should be accompanied by Application Fee. This application fee will form a part of the total consideration amount/ price if allotment is made pursuant to this Application and the application fee if such allotment is made shall form part of the earnest money deposit. Each Application should be accompanied by Application Fee of Rs. 27,000/- (Indian Rupees Twenty Seven Thousand only) for a single booking. Application Fee for Bulk Bookings shall be Rs.27,000/- (Indian Rupees Twenty Seven Thousand only) for each unit. Payment can be made by cheque/pay order/ bankers cheque / credit card. Non-payment of the Application Fee along with the Application Form shall result in the Application being summarily rejected.
 - b) Submission of Applications ("Submission Period"):
 - i. Start: 9:00 am on 19th May 2018
 - ii. End: 9:00 pm on 3rd June 2018

No Application Form shall be accepted after the expiry of the Submission Period. The company reserves the right to close the application window prior to the end of the submission period or to extend it.
 - c) Applications shall be processed by an automated algorithm on first-come-first-serve basis subject however that upto to 30% of the Apartments are reserved for existing customers, associates, employees and affiliates of Neptune Group. In case the Apartments are not allocated under this reservation, the same may be made available for general applicants.
 - d) Applications can be submitted by tendering the original of this Application Form duly signed at the Application Centre along with a sanction letter citing the eligibility for a home loan from a financial institution
 - e) The Applicant shall have an option to pay the Application Fee through RTGS/NEFT in favour of Neptune Developers Ltd. and upon such payment being credited to the account of the Company, an e-receipt will be generated and emailed to the Applicant, which shall be mandatorily required for the Application to be considered for the allotment.
 - f) Withdrawal of Applications:
 - i. The Applicant can withdraw his Application within 24 hours of submission of Application. This can be done by sending an email to withdrawal.ramrajya@neptunegroup.in from the same email ID that is stated in the Application Form. The subject line should state "Withdrawal from Application Process" along with the Application number.
 - ii. Any other form of withdrawal request shall not be valid.
 - iii. On such withdrawal duly intimated, the Application fee, without any additional interest or compensation whatsoever, shall be refunded to the Applicant within 45 days from the date of closure of application window.
 - g) The Applicant shall be communicated about the provisional acceptance or rejection of his Application on/before 25th June 2018 by email only at the email ID provided in the Application Form. The Applicant agrees that mere communication of provisional acceptance of the Application of the Applicant shall not constitute any right in favour of the Applicant. Any rights in the unit shall commence/accrue only upon issuance of the Letter of Allotment in favour of the Applicant, after payment by the Applicant of the necessary amounts as per the "Schedule of Payments" stated herein below.
 - h) For the Applications which are rejected, the Application fee shall be refunded to the Applicants within 45 days from the date of closure of application window.
 - i) In the event that the Application is provisionally accepted and the Applicant would not like to proceed ahead with the Unit allotted, he shall communicate such cancellation of the provisional allotment within a period of 24 hours from the time of the email [as per clause [7(g)], by sending an email to cancellation.ramrajya@neptunegroup.in from the same email ID that is stated in the Application Form. The subject line of the email should state "Cancellation of Provisional Allotment" along with the Application number. Any other form of request for cancellation shall not be valid. The cancellation shall be acknowledged in 5 working days from the date the email is received. The Applicant shall enquire if no acknowledgment is received. For such cancellations made within the aforesaid 24 hours limit, the Application Fee shall be refunded/forfeited as follows:
 - If the Applicant has been provisionally allotted his 1st or 2nd Preference Unit, the entire Application Fee shall stand forfeited.
 - If the Applicant has been provisionally allotted any unit other than his 1st or 2nd Preference Unit or the allotment does not happen within preference, the entire Application Fee shall be refunded within a period of 45 working days from the date of issue of provisional letter of allotment.
 - j) All refunds shall be made by cheque which shall be mailed to the address of the Applicant stated in the Application Form.
 - k) In the event the request for cancellation is sent after the expiry of the aforesaid limit of 24 hours, the provisional allotment shall be terminated and the entire Application Fee shall stand forfeited.
 - l) In the event of withdrawal/cancellation/termination of provisional allotment of the Unit as aforesaid, the Company shall be entitled to deal with and/or dispose of the Unit in the manner it deems fit and proper and the Applicant shall not and waives his right to make any claim or raise any objection in this regard.
 - m) In case of non-allotment to any verified and eligible applications, such applicants will be given an option to either opt for refund of application fees or to choose as an advanced intent fees for any other project registered under MahaRERA.

8. Please use the Preference Codes from the table below to fill in your Preferences in point 2 on the form on page 5 or 6.

BAND	1BHK DELUXE	CODE	1BHK GRANDE	CODE	2BHK DELUXE	CODE	2BHK GRANDE	CODE
Gold (1-8)	19.99	101 D	21.47	101 G	24.62	201 D	30.51	201 G
Diamond (11-15)	20.70	102 D	22.28	102 G	25.56	202 D	31.67	202 G
Platinum (18-22)	21.33	103 D	22.99	103 G	26.36	203 D	32.67	203 G

All prices in lacs. Prices are flat cost. Government levies & other charges additional.

- The price band corresponds to the different floors in the Floor Band with the price in the price band referring to a unit of the said configuration at the least premium location in the related Floor Band.
- An Applicant applying for a Single Booking should state minimum of 2 Preference Codes and up to 3 Preference Codes in the form on Page 5. Any Application Form not stating the 1st Preference code and the 2nd Preference code is liable to be rejected as incomplete.
- An Applicant applying for Bulk Booking can apply for minimum of 2 and maximum of 10 units under the available Floor Bands on Page 6 of the Application Form against each Preference Code. Applicant confirms his acceptance of any unit of the said configuration located anywhere in the relevant floor band.

In addition to the Unit price stated in clause 8, following amounts shall be payable.

CHARGES	1BHK DELUXE	1BHK GRANDE	2BHK DELUXE	2BHK GRANDE
Infrastructure charges	80000	80000	99000	90000
Development charges	80000	80000	99000	90000
Internal amenity charge	50000	50000	75000	80000

Govt. levies extra

The Applicant shall also be liable to pay on demand, amounts towards all government levies/taxes of any nature whatsoever in relation to the Unit(s), including but not limited to, GST, Stamp Duty and Registration charges.

9. An incomplete Application Form is liable to be rejected at the sole discretion of the company. Few illustrations of incomplete Application Forms which may lead to rejection are as follows:

- The UTR no./ Swift Code are not correctly mentioned
- The cheque/demand draft/Banker's cheque issued by the Applicant towards the Application Fee is dishonoured or returned unpaid for any reason whatsoever, or the payment of Application Fee through RTGS/NEFT is not realized by the Company, or
- The Application Form is submitted after the expiry of the Submission Period, or
- The Application Form does not contain the 1st and 2nd Preference Codes, or
- The Application Form is not signed by the Applicant or any person duly authorized by the Applicant, or
- Any incomplete or overwriting, additions, deletions and/or signs of erasing is made on the Application Form, or
- The Application Form contains any condition (s) beyond what is stated in these Terms & Conditions, or
- The Application Form contains incorrect preference codes, other than those stated in Clause 8 herein above.

10. The Company reserves the right to accept or reject the Application Form at its sole discretion and without assigning any reason for the same. This Application Form and the terms hereof shall supersede all the prior discussions and correspondences (written or otherwise) between the Applicant and the Company.

11. The Applicant confirms that while submitting this Application Form, the Applicant has complied with the applicable laws in relation there to, including those pertaining to sources of funds used for this Application and indemnifies the Company in that regard.

12. The allotment of Apartment(s) in the Projects is entirely at the discretion of the Company. The allotment of the Apartment(s) shall be confirmed on the issuance of the letter of Allotment or signing of the Flat Buyers Agreement on the Company's standard format which has been read and understood by the applicant.

13. The Applicant has seen and accepted the plans, designs, specifications and the Applicant authorize the Company to effect suitable and necessary changes/alterations/modifications in the layout plan/building plans, designs and specifications as the Company may deem fit or as directed by any competent authority(ies).

14. The Applicant has fully satisfied himself about the rights, title, interest of the company in the Projects. This is to be developed/constructed by the Company as per the prevailing statutory provisions and has further understood all limitations and obligations in respect thereof.

15. Schedule of Payments:

The applicant upon successful allocation will be required to follow the below RERA complaint payment plan.

Standard Payment Schedule	Payment Due
Application fee – at the time of application submission	₹27,000
Stamp duty and registration (SDR)	Before 30 th June 2018 and post allocation communication
Registration – within 15 days of SDR payment	
On Registration	25% less application fee
On completion of plinth	20%
On completion of casting of slab of the 1st residential slab to terrace slab of residential floors equally distributed amongst each slab, payable bi-monthly on the number of slabs completed	25%
On completion of the walls, internal plaster, floorings doors and windows of the said Premises	5%
On completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Premises	5%
On completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the said Building	5%
On completion of the lifts, water pumps, electrical fittings, electro,mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain of the said Building	10%
At the time of handing over of the possession of the said Premises to the Allottee on/after receipt of the Occupation Certificate or Completion Certificate with respect to the Real Estate Project	5%
Total	100%

Note: Third party payments are not permitted. Demand Drafts will have to be supported by a letter from the bank confirming that the same has been drawn from the Applicant's account.

16. Any delay in payment of any amount payable by the Applicant constitute a breach of the terms hereof and attract interest at SBI MCLR +2% per annum. This is without prejudice to the other rights and remedies available to the Company.
17. In case it is learnt that an Applicant has misrepresented any fact or information in the Application Form or in the financial instruments, such Application shall stand summarily rejected and the entire Application Fee shall stand forfeited. In the event Application is made online, the Applicant shall submit a printed copy of the Application Form duly signed during the Submission Period at the Application Centre. The Applicant who opts to make an online Application irrevocably confirms that a submission of the online Application without signature shall be a valid acceptance of the Terms & Conditions of this Application.
18. The applicant agrees that the amount paid with the Application and in installment as the case may be, to a extent of 10% of the sale consideration of the Apartment(s) shall collectively constitute earnest money.
19. That it shall be incumbent on the Applicant to comply with the terms/time of payment and or other terms and conditions of the allotment/Flat buyers Agreement failing which the consequences provided in RERA and the Rules made thereunder will be attracted.
20. That in case the Company condones any default either in the payment of installments or in respect of other obligations at any particular instance, the same shall not be deemed to be a waiver of any stipulations contained in the letter of allotment or the Flat Buyer's Agreement.
21. Loan from financial institution to finance the Apartment(s) may be availed by the Applicant. However, if a particular institution /bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non payment of further installment/dues.
22. The Applicant undertake to abide by and comply with all laws, rules and regulations, terms and conditions applicable/made applicable to the Apartment(s) and the Project(s) in which the Apartment(s) is/ are located.
23. Any extra work executed in the Apartment shall be charged separately
24. The Applicant and the Joint Applicant declare and affirm that in case of joint allotment failure to pay by anyone shall be deemed as failure to pay by both /all and the joint applicant shall be treated as one single person for the purpose of the application and both (all) shall be liable for the consequences jointly as well as severally.