

# *Emerald Heights*

## APPLICATION FORM

APPLICATION NO. ....

NAME .....

FLAT NO.: ..... FLOOR.....

A Project by



**VARALIKA**  
**DEVELOPERS PVT. LTD.**

Call: +91-651-3156766, +91 9234046766



Application Form #

**INDIVIDUAL/JOINT APPLICATION FORM**  
PLEASE FILL IN BLOCK LETTERS/ALL FIELDS ARE MANDATORY

**Sole/First Applicant**

Affix self signed photograph

1. Full name \_\_\_\_\_

2.  Male  Female

3. Father/Grand Father's/Husband's name/Natural guardian (in case of minor) \_\_\_\_\_

4. Date of birth \_\_\_\_\_  
D D M M Y Y Y Y

5. Occupation  Employed  Self-employed  Housewife  Student  Others \_\_\_\_\_

6. Religion \_\_\_\_\_ 7. Nationality \_\_\_\_\_, Residential Status:  Indian,  NRI,  Person of Indian Origin,  Overseas Citizen of India

8. Profession/Nature of business \_\_\_\_\_ 9. IT PAN \_\_\_\_\_

10. Aadhaar No \_\_\_\_\_ 11. GST IN \_\_\_\_\_

12. Permanent address \_\_\_\_\_

Police Station \_\_\_\_\_ Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Mobile \_\_\_\_\_ Email \_\_\_\_\_

13. Correspondence address \_\_\_\_\_

Police Station \_\_\_\_\_ Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Mobile \_\_\_\_\_ Email \_\_\_\_\_

**Joint / Co-Applicant**

Affix self-signed photograph

1. Full name \_\_\_\_\_

2.  Male  Female

3. Father/Grand Father's/Husband's name/Natural guardian (in case of minor) \_\_\_\_\_

4. Date of birth \_\_\_\_\_  
D D M M Y Y Y Y

5. Religion \_\_\_\_\_, Nationality \_\_\_\_\_, Residential Status:  Indian,  NRI,  Person of Indian Origin,  Overseas Citizen of India

6. Occupation:  Employed  Self-employed  Housewife  Student Other \_\_\_\_\_

7. Profession/Nature of business \_\_\_\_\_ 8. IT PAN \_\_\_\_\_

9. Aadhaar No \_\_\_\_\_ 10. GST IN \_\_\_\_\_

11. Permanent address \_\_\_\_\_

Police Station \_\_\_\_\_ Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

Mobile \_\_\_\_\_ Email \_\_\_\_\_

Signature of Sole/First Applicant  
(Please sign within the space provided)

Place \_\_\_\_\_ Date \_\_\_\_\_

Signature of Joint Applicant  
(Please sign within the space provided)

Place \_\_\_\_\_ Date \_\_\_\_\_



Application Form #

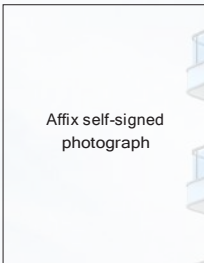
## OTHER ENTITY APPLICATION FORM

PLEASE FILL IN BLOCK LETTERS

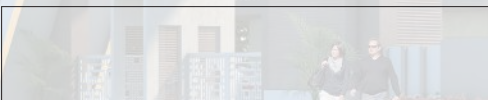
### Sole/First Applicant

1. Name of the Organization \_\_\_\_\_
2. Status  Proprietorship Firm  HUF  Partnership Firm  Company  
 AOP/ BOI  Others \_\_\_\_\_
3. Date of incorporation \_\_\_\_\_  
D D M M Y Y Y Y
4. Place of incorporation \_\_\_\_\_
5. Registered office address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_ PIN \_\_\_\_\_  
Post office \_\_\_\_\_ Police station \_\_\_\_\_
6. Correspondence address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Country \_\_\_\_\_ PIN \_\_\_\_\_  
Post office \_\_\_\_\_ Police station \_\_\_\_\_
7. Name of authorized signatory \_\_\_\_\_ 8. Designation \_\_\_\_\_  
Phone \_\_\_\_\_ Mobile \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_
9. IT PAN \_\_\_\_\_ 10. CIN \_\_\_\_\_
11. GST IN \_\_\_\_\_

### Nominee Details



1. Full name \_\_\_\_\_
2.  Male  Female
3. Relationship to the first applicant \_\_\_\_\_
4. Father/Husband's name/Natural guardian (in case of minor) \_\_\_\_\_
5. Date of birth \_\_\_\_\_  
DD M M YYYY
6. Religion \_\_\_\_\_ Nationality \_\_\_\_\_, Residential Status:  Indian,  NRI,  Person of Indian Origin,  Overseas Citizen of India
7. Profession/Nature of business \_\_\_\_\_ PAN \_\_\_\_\_
8. Aadhaar No \_\_\_\_\_
9. Permanent address \_\_\_\_\_  
Police Station \_\_\_\_\_ Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
Mobile \_\_\_\_\_ Email \_\_\_\_\_



Signature of Sole/ First Applicant  
(Please sign within the space provided)

Place \_\_\_\_\_ Date \_\_\_\_\_



Signature of Joint Applicant  
(Please sign within the space provided)

Place \_\_\_\_\_ Date \_\_\_\_\_



Application Form #

### APARTMENT DETAILS

Tower	Floor	Apartment / Unit No.	Super Built-up Area (sq ft)	Type

### CAR PARKING SPACE

Open Car Parking  Covered Car Parking  Stilt Car Parking

### ADDITIONAL DG POWER BACK UP

REQUIRED

YES  NO

1 KW

2 KW

3 KW

4 KW

5 KW

### UNIT DETAILS

<u>UNIT / FLAT Allotted</u>	<u>Super Built-up Area</u>  (Sq. ft.)	<u>Rate per Sq. ft.</u>  INR ₹	<u>Additional (if any other's)</u>
<u>Basic Sale Price:</u>  INR ₹ (Approx.)	<u>Total Net Value</u>  INR ₹ (Approx.)		1. _____ 2. _____ 3. _____ 4. _____ 5. _____
<u>Sales Person</u>	<u>Head - Sales</u>		
<u>Payment Plan:</u>	<u>Remarks (if any):</u>		
<u>Direct</u>	<u>Referral</u> <u>Name :</u> <u>Project/Unit No.</u>	<u>Agent/Broker</u> <u>RERA Registration No.</u> <u>Agent Name &amp; Seal</u>	



Signature of Sole/ First Applicant



Signature of Joint Applicant



## PAYMENT DETAILS

Booking Amount \_\_\_\_\_ (Rupees \_\_\_\_\_ only)

Cheque/Pay order/DD # \_\_\_\_\_ Dated \_\_\_\_\_ Drawn on \_\_\_\_\_

In favour of "VARALIKA DEVELOPERS PVT. LTD. payable at Ranchi.

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## DECLARATION

1. I/We hereby solemnly declare that all the foregoing facts are true to the best of my/our knowledge and nothing relevant has been concealed or suppressed. I/ We also undertake to inform **VARALIKA DEVELOPERS PVT. LTD.** of any future changes related to the information and details shown in this **APPLICATION FORM**.
2. I/We further agree to sign and execute an agreement for sale and other documents as and when required by law.
3. I/We, unconditionally agree to pay the Booking Money along with this Application Form and other payments within the due dates as provided in the agreement for sale.
4. I/We, hereby give my/our irrevocable consent to become member of a body of the owners to be formed in accordance with the applicable Acts, Rules and By Laws and execute necessary documents as and when required.
5. I/We have signed this **APPLICATION FORM** after having read and understood what is written hereinabove.

Signature of Sole/ First Applicant  
(Please sign within the space provided)

Place \_\_\_\_\_ Date \_\_\_\_\_

Signature of Joint Applicant  
(Please sign within the space provided)

Place \_\_\_\_\_ Date \_\_\_\_\_



## TERMS & CONDITIONS

TERMS & CONDITONS FORMING PART OF THIS APPLICATION FOR THE ALLOTMENT OF RESIDENTIAL APARTMENTSS/COMMERCIAL UNIT IN **Emerald Heights** DEVELOPED BY VARALIKA DEVELOPERS PVT. LTD.

Whereas, the Ranchi Rular Development Authority/ Ranchi Municipal Corporation (hereinafter refer to as the 'Authority'), has sanctioned the map of the project namely, **Emerald Heights** (hereinafter refer to as the "said project") and the said project register with Real Estate Regulatory Authority under RERA Act, 2016 vide RERA Registration no.- \_\_\_\_\_

And whereas, VARALIKA DEVELOPERS PVT. LTD. (hereinafter refer to as the 'Developer Company') has cleared and marketable title over the property.

Whereas, the right of the intending allottee(s) will be restricted up to the allotment to the Unit/Flat/Shop no. applied to the said project to be developed in the said plot mention herein above of the following terms & conditions:

Whereas all the terms & conditions of the sale deed of the said plot executed in the favour of developer's company shall also be applicable to the intending allottee(s).

1. 1 Sq.ft. = 0.093 square meters and all areas are saleable, super built up.
2. Other charges /Registration charges or any government charges and taxes as applicable are not included in the rate per Sq.ft., and are payable separately, as applicable.
3. Self-attested proof of address and Pan Card copy needs to be attached along with this form. If the booking is in joint name, then both applicants need to sign this form and submit all necessary documents.
4. The applicant(s) has/have inspected the location of the project and having being satisfied with the location and explanation of the project, have signed and submitted this form to Varalika for booking the apartment/unit. The applicant has also read & understood the details & specifications of the project contained in the brochure/details provided by Varalika Developers.
5. One cheque for Booking Amount and along with applicable GST, must be handed over with this form towards the booking. This booking is valid subject to clearing of this cheque failing which company has the right to revoke the allotment and charge 2% of the paid amount as cancellation charges along with applicable GST.
6. The Company reserves the right to cancel the allotment and forfeit amount paid, if the amounts are not paid as per the terms of booking: - In case the Applicant/s desires to withdraw the booking, before/after the agreements are entered into, an amount of 2% of the paid amount with applicable GST would be withheld as cancellation fee and administrative charges. The terms of cancellation will be at the sole discretion of the Company, all taxes incurred paid/payable up to cancellation will also be forfeited/recovered.  
  
In such an event, Varalika is also entitled to re-allot and re-sell the apartment/unit and the undivided share in land to any other person and on such term and conditions as Varalika Developers deems fit.
7. If the Applicant/s want to cancel the booking and asking for refund, and in case of booking is made by broker/channel partner, and the brokerage or commission paid to broker/channer partner against the booking, then brokerage or commission to be recovered/forfeited from amount paid by applicants.
8. The Applicant(s) agrees to execute the Agreement in Varalika's Standard format within 15 days from the date of sending the agreement for execution by the company.
9. Until the entire amount is paid by the Applicant(s), Varalika Developers shall have the first lien on the said Apartment Unit.
10. Kindly ensure to deduct 1% TDS, whenever the instalment payment is made towards the immovable property valued above Rs. 50 Lakhs and remit the balance. Also arrange to send duly signed form 16B (hard copy).
11. All disputes relating to/arising out of this application form are subject to the exclusive jurisdiction of the courts in Ranchi.

Signature of Sole/ First Applicant  
(Please sign within the space provided)  
Place \_\_\_\_\_ Date \_\_\_\_\_

Signature of Joint Applicant  
(Please sign within the space provided)  
Place \_\_\_\_\_ Date \_\_\_\_\_





# Emerald Heights



**VARALIKA**  
**DEVELOPERS PVT. LTD.**

**Office Address:**

104, 1<sup>st</sup> Floor, Gopal Marketing Complex, Argora-Ashok Nagar Road,  
Ranchi, Jharkhand-834002

**Site/Sales Office:**

Emerald Heights, Argora Chowk to Kathahal Mor Road, Pundag, Ranchi,  
Jharkhand- 834002

Email: [office@varalikadevelopers.com](mailto:office@varalikadevelopers.com)

Email: [crm@varalikadevelopers.com](mailto:crm@varalikadevelopers.com)

RERA no: JHARERA/ \_\_\_\_\_