

NRI & PIOs

PROCEDURE TO BUY A FLAT AT MAPLE LEAF TOWERS, AMRITSAR

1. Who can purchase immovable property in India?

Under the general permission is available, the following categories can purchase immovable property in India:

- Non – Resident India (NRI)
- Person of Indian Origin (PIO)

The general permission, however, covers only purchase of residential and commercial property and is not available for purchase of agricultural land / plantation property / farm house in India.

2. Is it required to file any documents with Reserve Bank of India after purchase of property?

No, An NRI / PIO, who has purchased residential and / or commercial property under general permission, are not required to file any documents with the RBI.

3. Mode of Payment for Purchase

How can an NRI / PIO make payment for purchase of residential / commercial property in India?

- (a) Payments can be made by NRI / PIO out of:
 - ❖ Funds remitted to India through normal banking channels, or
 - ❖ Funds held in NRE / FCNR (B) / NRO account maintained in India.
- (b) No payment can be made either by traveler's cheques or by foreign currency notes.
- (c) No payment can be made outside India.

4. Documents required for Purchase of Flat

An applicant has to send the application form duly filed and sign along with the following documents for purchase of immovable property at the time of booking a flat:

- ❖ 2 (Two Photographs)
- ❖ Passport Copy / PIO Copy
- ❖ Residence Proof of Overseas Address & Indian Address (If any)
- ❖ Pan card
- ❖ For 60 (If PAN is not available)
- ❖ Unique Identification Number / Social Security Number
- ❖ Undertaking / Declaration that the applicant is NRI / PIO (as per Annexure-I)
- ❖ Bank Statement / Bank Certificate reflecting the payment of purchase consideration of flat.

All the above listed documents shall be self attested by the applicant.

Annexure - I

To

Dated -----

The Principal Officer
M/s Simmro Infrastructure & Developers Private Limited
B-3, Greater Kailash Enclave -1
New Delhi -110048

Sub: - Undertaking & Declaration

Ref: - Booking of flat at “Maple Leaf Towers”, Amritsar

Dear Sir

This is with reference to above mentioned subject , I hereby confirm that I have applied for booking of -- (Nos) unit of suite / 2BHK / 3BHK at your group housing project “ **Maple Leaf Towers** ” at Amritsar . My personal details are as under:-

SN	Particular	Details
1	Name of the purchaser	
2	Unique Identification No of Remitter / Social security No. if any	
3	Overseas address of the purchaser	
4	Indian Address of the purchaser	
5	Passport No.	
	Place of Issue / Date of Issue	
6	Citizenship	
7	Whether Resident / Non-resident /PIO	

I further declare and undertake the following:-

1. I further confirm that I have paid Rs -----to the current account No. 038102000010016 of M/s Simmro Infrastructure Developers Private Limited maintained with IDBI Bank Ltd , MG Road Sikanderpur Gurgaon, (Hr) India on dated ----- through my NRE / NRO bank account ----- maintained with Bank -----, located at ----- . The copy of bank statement or bank certificate of remittances is enclosed.
2. That I confirm that I am Non- resident Indian on date of my application for purchase of flat in your company. Copy passport is attached herewith.
3. That I further confirm that my PAN is ----- . Copy enclosed or
4. I do not have PAN as I do not have taxable Income in India. Form 60 for the same is attached herewith.

In view of above , I request you to kindly accept my application towards the booking of flat in your project and issue us receipt , letter of allotment / buyer's agreement , or any other relevant document etc as per policy of the company at the earliest .

Thanking you

Yours Truly

**Sign
Name
Address**

FORM NO. 60

[See second proviso to rule 114B]

Form of declaration to be filed by a person who does not have a permanent account number and who enters into any transaction specified in rule 114B

1. Full name and address of the declarant _____
2. Particulars of transaction _____
- 3 Amount of the transaction _____
4. Are you assessed to tax? Yes /No
5. If yes,
 - (i) Details of Ward/ Circle/ Range where the last return of Income was filed?
 - (ii) Reasons for not having permanent account number?
6. Details of the document being produced in support of address in column (1)

Verification

I, _____ do hereby declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the _____ day of _____

Date: _____

Place: _____

Signature of the declarant

Instructions: Documents which can be produced in support of the address are:-

- (a) Ration Card
- (b) Passport
- (c) Driving licence
- (d) Identity Card issued by any institution
- (e) Copy of the electricity bill or telephone bill showing residential address.
- (f) Any document or communication issued by any authority of the Central Government, State Government or local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.