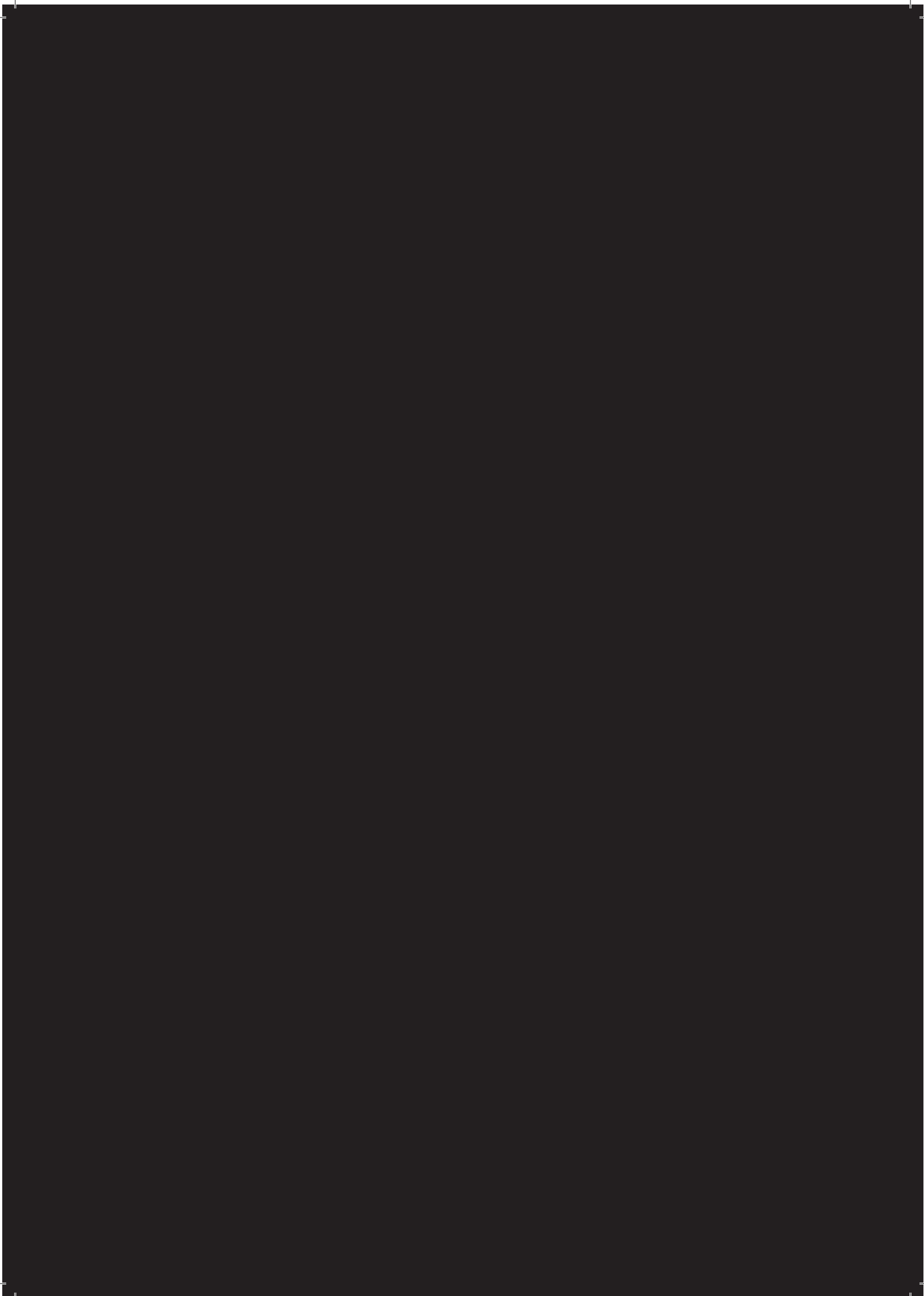


A HOME THAT FEELS LIKE A BLESSING



APPLICATION FORM





APPLICATION FORM

I/We hereby apply for the allotment of unit in your Residential project mentioned overleaf.
I/We also declare that particulars mentioned below are true & nothing has been concealed.

Sole/First Applicant : _____

Son of / Daughter of / Wife of : _____

Mailing Address : _____

_____ Pin : _____

D.O.B. : _____ Tel. : _____ Mobile : _____

_____ E-mail : _____

Permanent Add. : _____

Income Tax PAN (Permanent Account Number) : _____

Nationality : _____

Second Applicant : _____

Son of / Daughter of / Wife of : _____

Mailing Address : _____

_____ Pin : _____

D.O.B. : _____ Tel. : _____ Mobile : _____

_____ E-mail : _____

Date of Booking : _____

Name of Project : _____

Tower Name/Block: _____

Preferential Floor : _____ Preferential Shop/Terrace No. : _____

Carpet area of _____ square meters (_____ square feet) and Super area
of _____ square meters (_____ square feet)

Signature

Signature

Broker Stamp & Signature



PARTICULARS	DETAILS	AMOUNT
Basic Sale Price (BSP)	Rs. _____.	
Cost of exclusive balcony/verandah (if applicable):	@ Rs. _____ per Sq.ft.	
Cost of exclusive open terrace area (if applicable):	@ Rs. _____ per Sq.ft.	
Proportionate cost of common areas (Area differential of Super Area and Carpet Area):	@ Rs. _____ per Sq.ft.	
Preferential Location Charges	@ Rs. _____ per Sq.ft.	
Floor		
Facing		
Facing		
Taxes (GST)Goods & Service Tax (GST)	(@ _____%) – Rs. _____	
Additional Charges		
ADC	@ Rs. _____ per Sq.ft.	
Development Charges	@ Rs. _____ per Sq.ft.	
External Electrification Charges (EEC)	@ Rs. _____ per Sq.ft.	
Fire Fitting Connection Charges	@ Rs. _____ per Sq.ft.	
Power Backup	@ Rs. _____ per Sq.ft.	
Car Parking	Open Covered	
Club Membership	@ Rs. _____	
Other (if any)		
TOTAL		
Total in words		
.....		

1. The applicant has seen and verified that the Developer is the owner of FSI of 32,629.41 square meters (3,51,223 square feet) along with proportionate land of 8,701.17 square meters and area free of FAR 5910.55 sq. meter alongwith land underneath it, which results into Total Minimum Permissible FAR of 38,539.96 sq. meter on Plot No.GH-3/4, Khasra Nos.1565, 1566, 1567, 1568, 1569, 1570, 1572, 1573, 1589, 1598, 1598, 1587, 1571, 1586, situated at Park Town, Village Shahpur, Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad (hereinafter referred to as the 'said land'), Uttar Pradesh by the virtue of Sale Deed dated _____ duly registered with the Sub-Registrar, _____ under Book No. 1, Vol No. _____ from pages ___ to _____
2. The Applicant is being informed that the developer is developing and constructing 3 Towers in an integrated Group Housing Project under the name and style of "VVIP Namah" (hereinafter referred to as the 'Said Project') on the said land.

Signature Main Applicant

Signature Co-Applicant(A)

Approved by



3. That the Applicant has checked, verified and is/are satisfied that the Developer has registered the project under the provisions of the RERA Act with Uttar Pradesh Real Estate Regulatory Authority at _____ on _____ under Registration No. _____.
4. That the Applicant(s) confirm that he/she/they has/have approached the Developer voluntarily and with the intent to purchase the Unit in the project from the Developer and the Developer has given access to the Applicant to all the documents including the Approvals, sanction plans, permissions etc. and the Applicant(s) has/have seen and studied the same and consulted experts on the relevant documents/papers pertaining to the said Project and is/are fully satisfied that the development and selling rights of the Developer are clear and valid for the above said Project and the Developer has the requisite right and authority of marketing the said Project and to book/register/allot/sell the Unit to the Applicant(s).
5. That the Applicant(s) is/are also satisfied that the Project in its entirety is in accordance with the provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the Applicant(s) has/have seen and understood the plans, designs, and specifications of the said Unit in the said Project and is willing to purchase the Unit being satisfied therefrom.
6. That the Applicant(s) confirm that Applicant(s) has/have studied, consulted experts and have understood the concept of the Super Area and Carpet Area and that for the purpose of calculating the Sale price in respect of the Unit, the Super Area of the Unit will be taken into consideration which includes the covered area of the Unit, area under the periphery walls, area under columns and walls within the Unit, balcony area, half of the area of the wall common with adjoining Unit as well as proportionate share of the service areas to be utilized for common use and facilities viz. areas under stair case, circulation areas, walls, lifts, shafts, passages, corridors, lobbies, refuge area, stilts and the like, while the 'Carpet Area' of the Unit is only the covered area of the unit.
7. The Applicant acknowledges and understands that the submission of this signed application and/or the receipt of the amount paid by the Applicant to the Developer shall not constitute a right to allotment of Unit in favour of the Applicant. The Applicant confirms that submission of this Application does not constitute any binding contract/agreement to sell the Unit. The Applicant agrees that only upon execution of Builder Buyer Agreement between the Applicant and Developer, the provisional Allotment of the Unit shall become final and binding on the Applicant and Developer in accordance with the terms and conditions contained therein.
8. The Applicant agrees and confirms that in the event any development or construction work is undertaken by the Developer on the land within the Said Group Housing Project, the Applicant shall not raise objection of any nature whatsoever.
9. The Applicant further agrees and confirms that he/she/it has No Objection, if the plan of remaining portion of the Larger Project (excluding the three Towers being developed by the Developer) is revised/changed. The Applicant shall not raise objection of any nature whatsoever with regard to change in Plan/ if any, qua the remaining portion of the project (excluding the three Towers being developed by the Developer).
10. The Applicant agrees and confirm that if there is any change of policy of government by way of any circular, notification, legislation etc. resulting in enhancement of Floor Area Ration of the Project, the Developer shall have the right to suitably amend the building plans and related approvals of the project accordingly and in compliance with Applicable Laws.
11. The Applicant has agreed and confirmed that 15% of Basic Sale Price shall form the Earnest Money.
12. The Consideration detailed above is for the Carpet Area of the Unit.
13. The Applicant has considered and understand that in addition to the Sale Consideration as set out in payment plan he/she/it is also liable to pay additional Charges as GST, Registry, Car Parking Charges (if any), Possession Charges asdemanded by the Developer at the time of Possession such as Utility connection charges e.g. IGL, water, electricity meter charges, sewerageand other Charges (if applicable) besides advance maintenance of 24 months, Interest Free Maintenance Security (IFMS) to the Developer/Maintenance Agency as the case may be as applicable at the relevant time etc.
14. The Applicant is submitting this Application after being apprised and agreed to that Complete Booking Amount is 10% of Basic Sale Price and the same is to be paid within 15 Days of submission of this Application.
15. The Applicant agrees that any default/delay in payment may attract an interest at the rate as prescribed under Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016 at the relevant time, if any or at the rate of State Bank of India's highest marginal cost of lending rate plus two percent shall be charged per annum or may lead to cancellation of this booking.
16. The Applicant understand that the provisional booking of the unit will be confirmed only on receipt of the total due payments of unit as per the payment plan opted by the Applicant and also on the fulfillment of terms and condition of which shall be final and binding.

Signature Main Applicant

Signature Co-Applicant(A)

Approved by



17. That the Applicant agree and confirm that in case the Provisional allottee/applicant, at any time before execution of Builder Buyer Agreement, desires for surrender of registration cum Booking/provisional allotment or Company cancels the provisional allotment/booking due to payment default of Booking amount, I/We agree that, subject to sole discretion of the company, 1% of the Basic Sales price of the apartment + taxes as applicable + the processing and administrative charges of 200 per sq.ft. or 10% of booking amount whichever is higher + outstanding interest till date + other charges (if any) will be deducted and balance shall be refunded without any interest.
18. On Receipt of ___% of total Cost of Apartment/Unit, Builder Buyer Agreement will be executed containing detailed term and condition.
19. The Terms and conditions mentioned herein shall be in addition to the terms and conditions of the BuilderBuyer Agreement. In case of any contradiction or inconsistency between the terms and conditions mentioned herein and the terms and conditions as may be specified in Buyilder Buyer Agreement, the terms and conditions specified in the said Builder Buyer Agreement shall take precedence over the terms and conditions as set out herein.
20. The Applicant confirms and agrees that in case he/she/it wishes to avail finance facility for purchase of the Unit in the project from a Bank/Financial Institution, the responsibility of getting the loan sanctioned and disbursal, as per payment schedule shall rest exclusively on the Applicant. The Developer will only facilitate the Applicant in the process.
21. The applicant hereby agrees that the sale of the Unit is subject to force Majeure conditions or happening of events which the Developer could not have reasonably prevented or controlled.
22. All or any dispute arising out of or touching upon any term(s) of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 and/or statutory amendments/ modifications thereof for the time being in force. The place, seat and venue of the arbitration proceedings shall be at Ghaziabad, Uttar Pradesh. The sole Arbitrator shall be appointed mutually and whose decision shall be final & binding on both parties. The Courts at Ghaziabad and the High Court of Judicature at Allahabad alone and the alone shall have the jurisdiction.

23. That the Applicant has made this application voluntarily after being satisfied

24. All Cheques to be drawn in favour of VVIP EMS INFRAHOME

25. **Payment Plan :**

Down Payment Plan Flexi Payment Plan Construction Linked Plan

Under Any Special Scheme _____

Payment Due As per Plan _____

Attended By Whom at Site _____

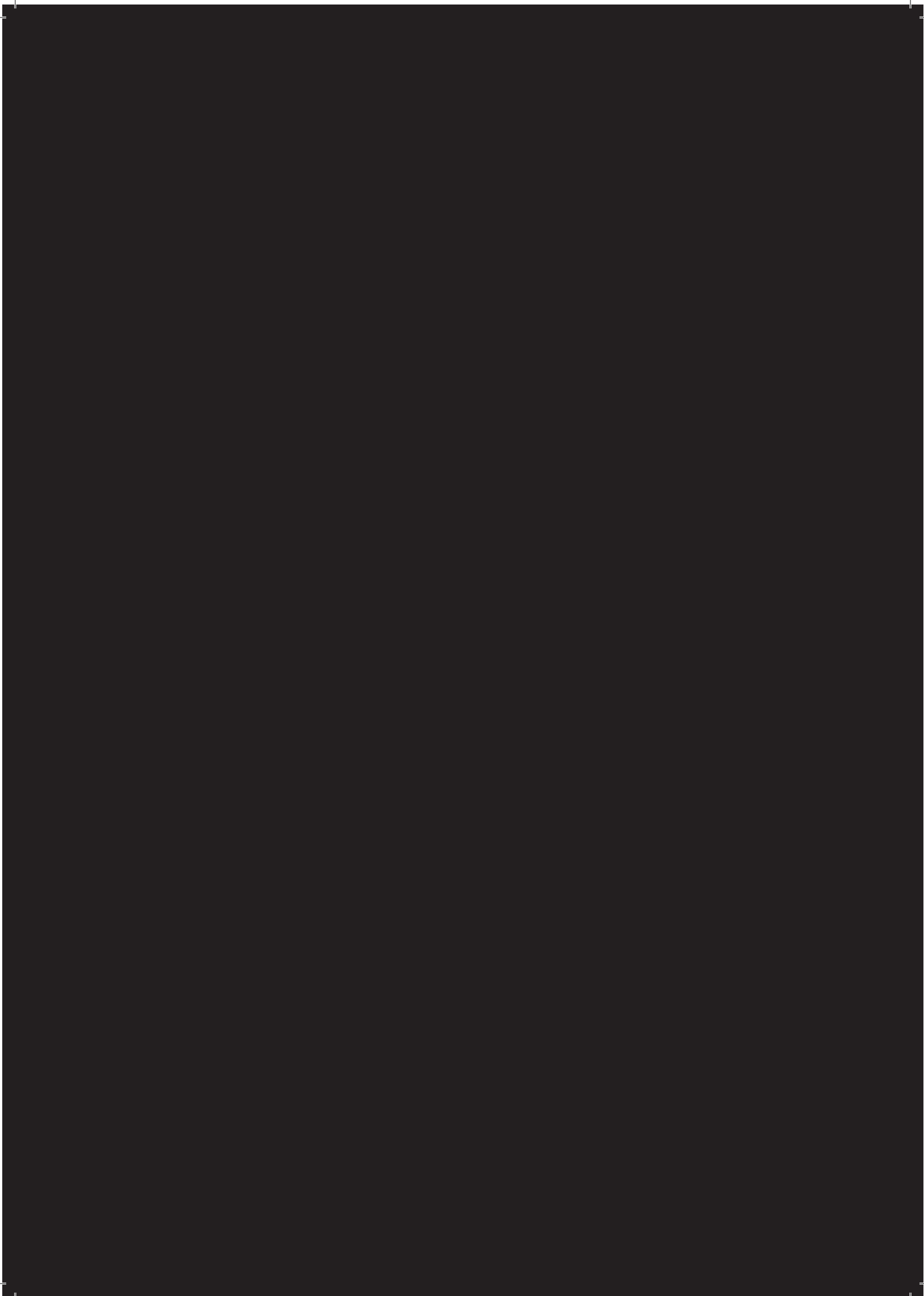
Payment Through Loan Self (by Chosen)

Signature Main Applicant

Signature Co-Applicant(A)

Approved by







VVIP EMS Infrahome

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Email: info@vvipspaces.com

Website: www.vvipgroup.in

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