

# 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 and nothing has been concealed.

Sole/First Applicant \_\_\_\_\_

Son of/Daughter of/Wife of \_\_\_\_\_

E-mail \_\_\_\_\_

Mailing Address \_\_\_\_\_

Pin \_\_\_\_\_

D.O.B. \_\_\_\_\_ Tel : \_\_\_\_\_ Mobile \_\_\_\_\_

Permanent Add. : \_\_\_\_\_

Signature

Income Tax Permanent Account No.: \_\_\_\_\_ Nationality \_\_\_\_\_

Second Applicant \_\_\_\_\_

Son of/Daughter of/Wife of \_\_\_\_\_

E-mail \_\_\_\_\_

Mailing Address \_\_\_\_\_

Pin \_\_\_\_\_

D.O.B. \_\_\_\_\_ Tel : \_\_\_\_\_ Mobile \_\_\_\_\_

Date of Booking \_\_\_\_\_

Name of Project \_\_\_\_\_

Tower Name / Block Name \_\_\_\_\_

Preferential Floor \_\_\_\_\_ Preferential Flat No. \_\_\_\_\_

Supper Area (Sq. Ft.) \_\_\_\_\_

Brokers Stamp & Signature

PARTICULARS	DETAILS	AMOUNT
Basic Sale Price (BSP)	@ ₹ ..... Per sq.ft.	
<b>Preferential Location Charges</b>		
Floor	..... @ ₹ ..... Per sq.ft.	
Facing	..... @ ₹ ..... Per sq.ft.	
Facing	..... @ ₹ ..... Per sq.ft.	
<b>Additional Charges</b>		
ADC	@ ₹ ..... Per sq.ft.	
External Electrification Charges(EEC)	@ ₹ ..... Per sq.ft.	
Fire Fitting Connection Charges	@ ₹ ..... Per sq.ft.	
Power Backup	@ ₹ ..... x ..... KVA	
Basement Car Parking	..... @ ₹ ..... x Nos.....	
Club Membership	@ ₹ .....	
Others (if any)		
<b>Total</b>		
Total in Words.....		

Payment Plan : Down Payment Plan  Flexi Payment Plan  Construction Linked Plan

Signature Main Applicant

Signature Co-Applicant (A)

Authorised Signatory



Notes : \_\_\_\_\_

Booking Cheque/DD details:

Amount : \_\_\_\_\_ No. : \_\_\_\_\_  
Bank : \_\_\_\_\_ Dated : \_\_\_\_\_

OFFICE USE ONLY	
Approved Yes _____/No _____	Recheck _____
Signature of HOD _____	Signature of Director _____
Corporate _____	/Dealer _____
Name _____	Dealer's Signature _____
Sales Employee Code _____	Authorised _____

Documents to be submitted along with the application form

**Resident of India**

- Copy of PAN card.
- Photographs of all applicants.

**Partnership Firm**

- Copy of PAN card of the partnership firm
- Copy of partnership deed.
- In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

**Private Limited & Limited Company**

- Copy of PAN Card of HUF.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the company secretary of the company.
- Board resolution authorizing from all co - partner's of HUF authorizing the Person to act on behalf of HUF.

**NRI/Foreign National of Indian Origin:**

- Copy of the individual's passport.
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the allottee. In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

**TERMS & CONDITIONS:**

**1. NATURE OF BOOKING**

- 1.1. This is a provisional booking for flat mentioned overleaf in the project being developed by **Vibhor Vaibhav Infrahome Pvt. Ltd.**
- 1.2. The provisional booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Sale Agreement, Sale Deed/Allotment Letter, etc. are executed.
- 1.3. That as per the Layout Plan it is envisaged that the apartment on all Floors shall be sold as an independent Apartment with impart able and undivided share in the land are underneath the plot. The intending Allottee(s) shall not be construct anything on the terrace, however, the Builder shall have the right to explore the terrace in case of any change in the F.A.R., carry out construction of further apartment in the eventuality of such change in the F.A.R., however, if as result thereof, there is any change in the boundaries or areas of the said Apartment, the same shall be valid and binding on the intending Allottee(s).

**2. Registration & Other Charges**

- 2.1. Registration Charges, Stamp Duty Charges and Incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser.
- 2.2. Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the purchaser.
- 2.3. **Mode of Payment**
- 3.1. All payments from outstation locations are to be paid through Demand Drafts only. Demand Drafts/local cheques are to be made payable to **Vibhor Vaibhav Infrahome Pvt. Ltd.** The purchaser must insist on a duly signed receipt from authorized personnel.
- 3.2. That the schedule of instalments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that timely payment is the essence of this contractual obligation.
- 3.3. That in exceptional circumstances, the Builder may, in its sole discretion condone the delay in Payment by charging interest @ 18% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accrue to any other defaulter intending Allottee(s).

**4. Delayed Payments**

- 4.1. Interest at the rate of 2% per month shall be charged on all delayed payments of installments.

**5. Cancellation Charges**

- 5.1. In case of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed sale consideration.
- 5.2. Refund shall be made to the purchaser within 90 Days from the receipt of refund application filed with valid reason for cancellation, after adjusting the statutory charges & other administrative charges.
- 5.3. No refund upto Rs. 25,000/- will be permitted under any circumstances.

**6. Additions & Alterations**

- 6.1. Cost of any additions and alterations made over and above specification mentioned in the brochure at the request of the purchaser shall be charged extra.

**7. Possession**

- 7.1. Since it is large project having number of buildings, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for possession.
- 7.2. That the developer shall complete the development /construction of the Flat within 30 months from the date of execution of this Agreement / Project being Bankable, whichever is late and with an extended period of six months thereof. In case of delay in construction the said flat attributable of delay of developer, the developer would pay a sum at the rate of Rs. 5/- per sq. ft. saleable area per month for the period of delay to the intending Allottee(s), provided however that the intending allottee(s) has made payment of all installments towards the sale consideration amount of the said flat in time and without making any delay to the developer.
- 7.3. That in case the intending Allottee(s) fail to take possession of the apartment within 'Fit-out-period', he/she /they will pay penalty as per clause mention here in after.
- 7.4. That in case of intending Allottee(s) fails to take possession of apartment within given 'Fit-out-period',

₹ 5/- per sq.ft. will be charged for the delay of first month and ₹ 10/- per sq.ft. will be charged for delay during second month from the date of expiry of said "Fit-Out-Period".

- 7.5. Company shall deliver the possession of the completed flat to the purchaser only on payment of all dues to the Builder.

**8. Change in Drawing/Designs**

- 8.1. Due to any unforeseen requirement of authority/company, Company has every right to change the design /s and specification/s.
- 8.2. That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

**9. Other Terms & Conditions**

- 9.1. Other terms & conditions mentioned in sale Agreement/Deed shall apply.
- 9.2. In case the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and dues dates mentioned herein.
- 9.3. In case of down payment plan, if the purchase fails to pay the installments in the promised time frame, the payment plan will be automatically considered as flexi link/construction linked plan whichever available . Also the down payment rebates or any other discount will be taken off.
10. That the Intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the Builder at the time of offer of possession to the maintenance Body of the project Apartment or any other ground whatsoever.
- 10.1. That the Interest Free Security Deposit given by the intending Allottee(s) to the Builder or nominee of the builder's refundable to the intending Allottee(s)/ Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of Maintenance to the RWA of the complex. At the time of handing over the maintenance of the project / complex the charge over the following will be handed over to the RWA.
  - a. All existing lifts, corridors, passages, parks, underground and overhead water tanks, firefighting equipment with motors and motor room.
  - b. Security gates with intercom, lift rooms at terrace without terrace right.

**Note:**

- Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks, parking spaces(except what has been allotted by an agreement to an intending Allottee(s) or tot-lots, space for public amenities, shopping centres or any other space will remain the property of Builder.
11. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms & conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this complex, to crowd the passages or to use it for any illegal or immoral purpose.
  12. That the apartment shall be used for activities as are permissible under the law.
  13. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER', the intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceeding shall always be held in the city of Noida, (U.P) India. The Arbitration and Conciliation act, 1996 or any statutory amendments / modification shall govern the arbitration proceedings thereof for the time being in force. The High Court of Allahabad and the Courts subordinates to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.
  14. That in case of NRI / Foreign National Intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).
  15. That in case, the intending Allottee(s) makes any payment to any other person /company, except Vibhor Vaibhav Infrahome Pvt. Ltd., against his/her/their booked flat, then the intending Allottee(s) will be solely responsible and liable for the said payment.

I/We hereby declare that I/We have gone through and understood the terms and condition mentioned above and shall abide by the same.

Signature Main Applicant

Signature Co-Applicant (A)

Authorised Signatory

## PROVISIONAL RECEIPT FOR REGISTRATION AMOUNT

Name of Applicant .....

Basic Sale Price ..... Other Charge ..... Total Value .....

Cheque / Cash..... Date ..... Amount .....

Brawn on Bank .....

Flat No. .... Floor ..... Block No. ....

Booking Date ..... Name of Executive .....