

BOOKING/APPLICATION FORM

Application No.....

Date:.....

To,
**VALENCIA HOMES,
181, VIGYAN VIHAR
DELHI 110092 INDIA**

Dear Sir,

I/We request to register my/our expression of interest ("EOI") for provisional allotment of a residential unit ('Unit') as per details given below, in the housing project **"VALENCIA HOMES"** being developed by you at Plot No. GH-07, Sector 1, Greater Noida, U.P. under the:

Down Payment Plan

Flexi Payment Plan

Construction Linked Payment Plan

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(Tick One)

In the event the Company agrees to allot a residential unit, I/We further agree to sign and execute the necessary Allotment Letter, stipulating the terms and conditions for the allotment and registration of the said unit as and when desired by the company on the company's standard format Allotment Letter, which inter alia include the firm endeavoring to give possession of the said unit to me/us in stipulated time subject to my/our making timely payments as per agreed and approved Payment Plan of the total sale consideration and other charges.

I/We understand that plot/land on which the proposed group housing project is being developed and promoted by the company has been allotted by Greater Noida Industrial Development Authority (hereinafter referred to as 'GNIDA') under Scheme code BRS-02/2010 on leasehold basis and I/we shall comply with the terms and conditions of the said Lease Deed executable between GNIDA and the company, in so far as those pertain to rights and obligations of the Allottee/Sub Lessee(s).

I/We in the meantime sign and execute this Application Form and agree to abide by the terms and conditions as contained herein including but not limited to those relating to payment of sale price and other charges, forfeiture of earnest money as contained herein and the Allotment Letter.

I/We hereby remit a sum of Rs. _____ (Rupees _____
_____ only) vide Cheque / Bank Draft No. (s) _____ dated _____
drawn on _____ payable at Delhi/Noida in favor of **"(M/s VALENCIA HOMES)"** as earnest
money/ part earnest money for the provisional allotment of Residential unit.

I/We agree to pay further installments as per agreed and approved Payment Plan of the total sale consideration and other charges.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

My/Our particulars as mentioned below may be recorded for reference and communication:

PERSONAL DETAIL FORM

Applicant

Sole / First Applicant _____

Son/Wife/Daughter of _____

Permanent Address _____

Correspondence Address _____

Residential Status: INDIAN _____ NON RESIDENT INDIAN _____

Telephone: _____ Mobile _____ Fax _____

E-mail: _____ Date of Birth _____

Nationality: _____ Income Tax Permanent Account No. (PAN) _____

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others ☐

Office Name: _____

Designation: _____

Office Address: _____

Co- Applicant

Applicant Name _____

Son/Wife/Daughter of _____

Permanent Address _____

Correspondence Address _____

Residential Status: INDIAN _____ NON RESIDENT INDIAN _____

Telephone: _____ Mobile _____ Fax _____

E-mail: _____ Date of Birth _____

Nationality: _____ Income Tax Permanent Account No. (PAN) _____

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others ☐

Office Name: _____

Designation: _____

Office Address: _____

Signature of the Sole/First Applicant

Signature of the Co-Applicant

DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION

Unit No. _____ Tower / Building / Block No. _____

Type _____ Floor _____ Super Area of Unit _____ (approx)

Details of Pricing:

i) **Basic Sale Price (BSP):** @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

ii) **Preferential Location:** @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
if any (on extra charges)

TOTAL = Rs. _____

iii) **Car Parking Charges:** Mandatory (Any one)

Open Parking _____ @ Rs. _____ = Rs. _____

Covered Parking _____ @ Rs. _____ = Rs. _____

Covered Parking (Double Bay) _____ @ Rs. _____ = Rs. _____

Total Car Parking Cost = Rs. _____

Other Charges (One Time Non- Refundable):

i) One Time Lease Rent @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

ii) External Electrification @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
Charges

iii) Fire Fighting Charges @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

iv) Interest Free Maintenance Security (IFMS) @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

v) Basement Storage Space @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

vi) Power Back-up Charges (2 KVA Mandatory) @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

vii) Club Membership Charges (per unit) @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

viii) Provision for Gas Pipeline @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

TOTAL = Rs. _____

In the event the booking has been done through an agent, please give his particulars:

Dealer/Agent: (If Any) (Stamp)

Name: _____

Telephone: _____

Signature: _____

Date: _____

PAN: _____ Service Tax No: _____

Mobile: _____ Address: _____

Remarks: _____

Signature of the Sole/First Applicant

Signature of the Co-Applicant

I/We, the applicant (s). do hereby declare that my/our application for allotment of a unit to the seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and nothing material has been concealed there from. In case of any false or misleading information provided by the applicant (s), the company shall be entitled to forfeit the amount deposited by the Applicant (s).

Date : _____

Place : _____

Signature of the Sole/First Applicant

Signature of the Co- Applicant

FOR OFFICE USE ONLY

Payment Plan: _____ Payment received vide Cheque/DD No. _____

Dated _____ for Rs. _____

Provisional booking receipt no. _____ Dated _____

Receiving / Dealing Officer:

Name: _____

Date: _____

Signature: _____

Remarks: _____

Rechecked
By:

Check List for Receiving Officer:

1. Booking Amount by Cheque / Bank Draft (s) (Outstation Cheques will not be acceptable).
2. Photographs and signature of intending allottee(s).
3. Pan No. & Copy of PAN Card / Undertaking Form No. 60.
4. Address proof: Copy of Passport/Voter ID/ Electricity bill.
5. For Partnership Firm: Copy of Partnership Deed, Authority Letter from all the partners authorizing the concerned partner to act on behalf of the Partnership firm.
6. For Companies: Memorandum & Articles of Association including Incorporation Certificate and Certified True copy of Board Resolution.
7. For Foreign Nationals of Indian origin: Copy of Passport/Funds from NRE/FCNR A/c.
8. For NRI: Copy of Passport & Payment through NRE/NRO A/c or foreign exchange remittance from abroad.
9. For Hindu Undivided Family (HUF): Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of HUF.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

BASIC SALE PRICE IS EXCLUSIVE OF:

1. Registration charges, cost of stamp papers, documentation fees, official fees and other informal charges.
2. All additional items such as Parking, Installation charges for Power backup, Club membership charges and monthly usage charges of club facilities.
3. Necessary payment required for External electrification, water connection charges, sewage connections & Fire fighting Installation charges.
4. IFMS and Maintenance Charges.
5. One Time Lease Rent Charges.
6. Individual Electric Meter Connection charges as applicable.
7. Provision of Gas Pipeline.
8. Sinking Fund @ Rs.10/- per Sq. ft. (Rupees Ten per Sq. ft. only) of Super Area.
9. All rights on terraces, basement, stilts, club etc, shall vest with the builder unless allotted separately.
10. Taxes, impositions of levies or duties, service tax as applicable, insurance charges, imposed by the local authorities for the sale of the said unit and any change in govt. taxation or levies should be charged extra.
11. Any other charges as referred in the Allotment Letter.

**INDICATIVE TERMS & CONDITIONS FORMING PART OF
THIS APPLICATION FOR PROVISIONAL ALLOTMENT OF A UNIT IN
"VALENCIA HOMES" AT PLOT No. GH 07B, SECTOR 1, GREATER NOIDA, U.P.**

The terms & conditions given below are tentative and of indicative nature with a view to acquaint the applicant with the terms & conditions which are comprehensively set out in the Allotment Letter/Buyer's Agreement which, upon execution, shall supersede the terms and conditions set out in this application.

That for all intents and purpose and for the purpose of the terms & conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. The Application is to be accompanied with the registration amount /earnest money payable i.e. 10% of the cost of unit as per payment plan, by A/c payee cheque or Bank draft favouring **VALENCIA HOMES** payable at Noida/New Delhi. No outstation cheque/draft shall be accepted.
2. The company has allowed the Allottee(s) inspection of the site proposed buildings plan, specifications, ownership record of the aforesaid plot and all other relevant documents in relation thereto, and as a result hereof and/or otherwise the Allottee(s) have fully satisfied himself/herself/themselves in all respects with regard to, all the details of the unit, specifications, all Super area details, all common facilities, the title and also the right and authority of the company to sell the unit. Other terms and conditions of the sale would be as per the standard Allotment Letter/ Buyer's Agreement of the company.
3. The Super area includes covered area plus balconies, cupboards and projections, common area such as corridors, passages, lift rooms, entrance lobbies, staircase, underground tanks, overhead water tanks, boundary wall and area of any other common utilities.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

4. The building shall always be known as Valencia Homes and shall never be change by the Allottee(s) or anybody else.
5. No Escalation will be charged on the unit booked.
6. Registration, Stamp Duty and all applicable taxes including the Service tax shall be paid by the Allottee (as applicable) at the time of possession separately.
7. Possession against registration will be given approximately by 30 months from the date of Allotment Letter/Sanction of Plan.
8. The company would pay the allottee(s) Rs. 7/- Sq. ft. (Rupees Seven only per square feet) per month of the delay attributable to the inability of the company in the handing over of the unit beyond the committed time of possession, subject to force MAJEURE circumstances. Similarly the customer would be liable to pay holding charges @ Rs. 7/- Sq. ft. (Rupees Seven only per square feet) per month, if the customer fails to take the possession within 30 days from the date of issuance of the offer of possession. The proposed period is approximately 30 months but the penalty will be payable only if the company does not give the possession within 33 months from the date of Allotment Letter/Sanction of Plan.
9. One Open/Covered car parking is mandatory for each unit and would be allotted on the first cum first serve basis. Scooter/Two Wheelers/Cycle will be parked within the same parking space allotted to the intending Allottee(s).
10. Further, if there are any additional levies, Taxes, Cess and Fees etc as assessed and attributable to the Company on account of Government, statutory body or other local authority(s) order, the Allottee(s) will be liable to pay his/her/their share of such additional levies.
11. Plans, Layouts, designs are subject to changes and modifications as decided by the Company, Architect or any other Competent Authority.
12. Timely Payment of instalments as per the agreed payment plan is the essence of the allotment. If an instalment is not paid on or before the due date, the company will charge 18% interest per annum on the delayed payment for the period of delay. However, if any instalment remains arrear for more than 30 days, the allotment will automatically stand cancelled. In such a case, the earnest money, will stand forfeited without the need on behalf of the company to provide prior intimation to the Applicant(s) and Applicant(s) shall have no claim/lien/charge/interest, right or remedy against the allotted Unit or against the company and the company shall have full right to receive application for allotment of the same to any other person. However, in exceptional and genuine circumstances, the company may, at its sole discretion, condone the delay in payment exceeding 30 days by charging interest at 18% per annum, and restore the allotment, in case it has not been allotted to someone else. If the unit already stands allotted to someone else, in such a situation an alternate unit may be offered in lieu of the same.
13. That on date of possession/offer of possession, whichever is earlier, an interest free maintenance security @ Rs. 20/sq ft shall be payable by the Allottee(s) to the company. Further the general monthly maintenance charge as decided by the company at the time of possession shall be payable by the Allottee(s) to the company every month.
14. In case the Allottee desires, transfer of allotment/ownership of unit, before registration/possession, a transfer fee of Rs. 70/-(Rupees Seventy only) per sq. ft. shall be payable by the Allottee(s). Transfer of allotment/ownership shall however be permitted only after 12 (Twelve) months from the date of booking.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

15. Areas in all categories of units may vary upto 3% but the cost of the apartment will remain unchanged. Any change over and above 3% shall be adjusted on pro-rata basis. It is also agreed that the company may make such changes, modifications, alterations and additions there in as may be deemed necessary or may be required to be done by the company, the Government/development authority or any other local authority without any specific consent of the Allottee(s).
16. The above terms and conditions are final and will be abided by under all circumstances except unavoidable circumstances like Force MAJEURE, natural calamities, amendments to be incorporated on behalf of the Government and related policies and authorities.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions as comprehensively set out in the Allotment Letter/Agreement which shall supersede the terms and conditions set out in this application.

I/We the undersigned do hereby declare that the above mentioned particulars /information given by me/us are true and correct to the best of my/our Knowledge and no material fact have been concealed there from.

Yours Faithfully

Date:_____

Signature And Names of the Applicant(s)

Place:_____

Signature of the Sole/First Applicant

Signature of the Co-Applicant