

BOOKING REQUEST FORM

Application Form No: _____

Date: _____

To,

**M/s VALENCIA HOMES,
Regd Office: 118, FIRST FLOOR
VARDHMAN AC MARKET, CSC
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 group housing project "**VALENCIA HOMES**" being developed at Plot no. GH-07B, Sector-1, Greater Noida West (popularly known as Noida extension).

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 the said Plot No. GH-07B, Sector-1, Greater Noida was purchased and got transferred to the company M/s VALENCIA HOMES by M/s Prateek Buildtech (India) Private Limited after obtaining the permission for transfer of property in favor of the company from Greater Noida Industrial Development Authority (hereinafter referred to as GNIDA) vide Transfer Memorandum No. BUILDERS/BRS-63B/2011/534 dated 03.05.2011 and the transfer was registered vide transfer deed in the office of Sub-Registrar, Sadar, Greater Noida, Gautam Budh Nagar on 12-05-2011 vide A.D. Book No. 1, Volume No. 8523 from pages 271 to 286 and bearing document No. 8407 and Supplementary Lease Deed registered in the office of Sub-Registrar, Sadar, Greater Noida, Gautam Budh Nagar on 24-05-2011 vide A.D. Book No. 1, Volume No. 8582 from pages 241 to 358 and bearing document No. 9129. WHEREAS as the said Plot No. GH 07B, Sector 1, GNIDA was allotted to M/s Prateek Buildtech (India) Private Limited from GNIDA, Greater Noida through consortium vide their allotment letter No. PROP/BRS-02/2010/1490 dated 23.04.2010 on leasehold basis for Group Housing. The Company has taken over physical possession of the said plot on 26/10/2010, after executing the lease deed dated 22/10/2010 and the same was registered in the office of Sub-Registrar, Sadar, Greater Noida, Gautam Budh Nagar on 27-10-2010 vide A.D. Book No. 1, Volume No. 7484 from pages 257 to 308 and bearing document No. 22564.

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.

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

Sole/First Applicant

Applicant Name: _____

Son/Wife/Daughter of: _____

Permanent Address: _____

Correspondence Address: _____

Residential Status: INDIAN _____ NON RESIDENT INDIAN _____

Telephone: _____ Mobile: _____

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-1

Applicant Name: _____

Son/Wife/Daughter of: _____

Permanent Address: _____

Correspondence Address: _____

Residential Status: INDIAN _____ NON RESIDENT INDIAN _____

Telephone: _____ Mobile: _____

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-2

Applicant Name: _____

Son/Wife/Daughter of: _____

Permanent Address: _____

Correspondence Address: _____

Residential Status: INDIAN _____ NON RESIDENT INDIAN _____

Telephone: _____ Mobile: _____

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: _____

Payment Plan

Down Payment Plan	
At the time of booking request	10% of BSP
Within 45 days of booking request	80% BSP + 100% Car Parking + 100% PLC + 100% Lease Rent
At the time of offer of possession	10% of BSP + Club Membership + Power Back Up Installation Charges + IFMS + Sinking Fund + Any other Charges.

Eco Payment Plan	
At the time of booking request	40% of Total Cost <i>(10% at the time of booking request + 30% within 15 days of booking request)</i>
At the time of offer of possession	60% of Total Cost + IFMS + Sinking Fund + Any other Charges.

* BSP stands for Basic selling price.

* Total Cost stands for BSP plus additional charges i.e. PLCs, Lease Rent, Car Parking, Club Membership & Power back-Up Installation.

DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION

Flat No: _____ Tower No: _____ Type: _____ Floor: _____ Super Area: _____ (approx)

Details of Pricing:

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

ii) **Preferential Location charges (PLC)**

a. Park PLC: @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
 b. Corner PLC: @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
 c. Road Facing PLC: @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
 d. Floor PLC: @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

Total PLC Charges = **Rs.** _____

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

Open Parking _____ = Rs. _____
 Covered Single Parking _____ @ Rs. _____ = Rs. _____
 Covered Double Parking _____ @ Rs. _____ = Rs. _____
 (Single Bay)
 Covered Parking Level Basement Stilt

Total Car Parking Cost = **Rs.** _____

(iv) **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. Power Back-up Charges @ Rs. _____/KVA x _____ KVA = Rs. _____
 Mandatory MIG: 2KVA
 HIG: 3KVA
 v. Club Membership Charges (One Time Membership Charges) = Rs. _____
 vi. Sinking Fund @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
 vii. Interest Free Maintenance Security (IFMS) @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

Total Other Charges = **Rs.** _____

TOTAL FLAT COST: **Rs.** _____ /- (IN FIGURE)
Rupees _____

only (IN WORDS)

Service Tax would be charged as applicable (on prevailing rate) at the time of each payment.

I/We, the applicant (s) do hereby declare that my/our application for allotment of a unit is irrevocable and that the above particulars/information/details given by me/us are true and correct and no material fact 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) as per the rules and regulation of the company.

Documents to be enclosed:

1. Booking Amount by Cheque/Bank Draft (s) (Outstation Cheques will not be acceptable).
2. One Photograph each of intending allottee(s).
3. Pan Number: 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-parcener's of HUF authorizing the Karta to act on behalf of HUF.

NOTES:

1. Basic sale price is exclusive of:
 - a) Registration charges, cost of stamp papers, documentation fees, official fees and other informal charges.
 - b) All additional items such as parking, installation charges for Power backup, Club membership charges, monthly usage charges of club facilities and provision of gas pipeline.
 - c) Necessary payment required for External electrification, water connection charges, sewage connections & Fire fighting Installation charges.
 - d) IFMS, Sinking Fund and monthly maintenance charges.
 - e) One time lease rent charges.
 - f) Any other charges as referred in the Allotment Letter.
2. All rights on terraces, basement, stilts, club etc, shall vest with the builder unless allotted separately.
3. Stamp Duty, Registration Fees, prepaid electrical meter installation charges, IGL gas pipeline connection charges, insurance charges and allied charges imposed by the local authorities as applicable shall be additionally payable before possession as and when demanded by the Company.
4. Service Tax would be charged as applicable (on prevailing rate) at the time of each payment.

**INDICATIVE TERMS & CONDITIONS FORMING PART OF THIS APPLICATION
FOR PROVISIONAL ALLOTMENT OF A UNIT IN "VALENCIA HOMES"
RESIDENTIAL PROJECT AT SECTOR-1, GREATER NOIDA WEST**

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 **M/s 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.
4. The building shall always be known as "VALENCIA HOMES" and shall never be change by the Allottee(s) or anybody else.
5. Stamp duty, registration charges, legal miscellaneous expenses, electric meter connection charges, gas pipeline connection charges and any other charges levied by government with all applicable taxes shall be payable by the Allottee (as applicable) at the time of possession separately.
6. Possession against registration will be given approximately by September 2016 with a grace period of 03 months thereof.
7. The company would pay the allottee(s) Rs. 5/- Sq. ft. (Rupees Five 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. 5/- Sq. ft. (Rupees Five 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 of possession is mentioned in clause 6 above but the penalty will be payable only if the company does not give the possession within 03 months grace period of the above noted period. Penalty amount would be offered/adjusted at the time of offer of possession.
8. One 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).
9. Further, if there are any additional levies, taxes, cess, charges 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.
10. Plans, Layouts, designs are subject to changes and modifications as decided by the Company, Architect or any other Competent Authority.
11. 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 24% interest per annum on the delayed payment for the period of delay. However, if any instalment remains arrear for more than 2 consecutive demands, the allotment will automatically stand cancelled without any further intimation to the Allottee and the Allottee will cease to have any lien on the unit. In such a case, the amount deposited up to 10% of the basic price of the unit, will stand forfeited and the balance amount received by the company if any, will be refunded without any interest within suitable time period. However, in exceptional and genuine circumstances, the company may, at its sole discretion, condone the delay in by charging interest at 24% per annum of the amount outstanding, but shall not be bound to do so.
12. 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.

13. In case the Allottee desires, transfer of allotment/ownership of unit, before possession, a processing fee shall be charged by the company at prevailing rate at that time for the total sale value which is to be payable by the Allottee(s) at the time of submitting the application for such transfer. Transfer of allotment shall however be permitted only after receipt of 50% of basic sale price of the unit.
14. Areas in all categories of units may vary upto 3% but the cost of the unit 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).
15. 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.

Yours Faithfully

Date: _____

Signature of the Applicant(s)

Place: _____

FOR OFFICE USE ONLY

Remarks: _____

Application received/checked by: _____

Application accepted/rejected by: _____

Registration amount: Rs. _____ / - Cheque/DD No: _____ dated: _____

drawn on: _____ Provisional booking receipt no: _____ dated: _____

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

Dealer/Agent code: _____ (Stamp) PAN: _____ Service Tax No: _____

Name: _____ Address: _____

Mobile: _____



Authorized Signatory: _____

Date: _____