



REGISTRATION FORM

To

V P SPACES PVT LTD

.....
.....

Dear Sir,

I/we, hereby request that I/We may be allotted a Unit in the Project named " **GRANDEUR** " situated at BHIWADI. We have read and understood and shall abide by the terms and conditions attached to this application form, Further I/We have also read and understood the Price list & payment plan of the company for above mentioned named project as applicable on date of signing of this Application.

I/We remit herewith a sum of Rs(Rupees.....
.....) In cash/through Bank draft/ Cheque No.....dated.....
drawn on.....Bank, payable at New Delhi/Faridabad as part of the earnest money. (All drafts and cheques to be made in a favour of (V P SPACES PVT. LTD) I/We have clearly understood that this Application does not constitute an Agreement to Sell & I/We do not become entitled to the provisional and/or final allotment of Unit notwithstanding the fact that the company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after " We sign and execute the necessary documents/affidavit including standard buyers's Agreement on the company's standard format that the allotment shall become final and binding, failing which this application alone shall not construe any contract between the parties and shall ultimately be treated as cancelled only at the sole discretion of the company.

My/our particulars are given below your reference and records:

A : FOR INDIVIDUAL

1. First Applicant

Mr/Ms/Mrs _____
Son/Wife/Daughter of _____
Permanent Address _____
_____ Pin Code _____
Nationality _____ PAN _____
OCCUPATION _____ Marital Status _____
E- Mail: _____ Phone no. _____
Residential Status : Resident / Non Resident / Foreign National of Indian Origin.

2. Second Applicant

Mr/Ms/Mrs _____
Son/Wife/Daughter of _____
Permanent Address _____
_____ Pin Code _____
Nationality _____ PAN _____
OCCUPATION _____ Marital Status _____
E- Mail: _____ Phone no. _____
Residential Status : Resident / Non Resident / Foreign National of Indian Origin.

**First Applicant's
Signature**

**Second Applicant's
Signature**

B : FOR COMPANIES/FIRMS/HUF

M/s. _____

Name of the director/partner/karta/proprietor/Auth. Signatory _____

Date of Incorporation/Formation _____

Permanent Address _____

_____ Pin Code _____

Telephone/ M. No _____ Fax No. _____

E-Mail ID _____ PAN _____

DETAILS OF THE APARTMENT PROVISIONALLY APPLIED FOR

Unit No. _____ Floor _____ Tower/Block _____

Type _____ Super Area _____ Sq. Ft (Approx)

Reserved car Parking ; Covered () OPEN ()

Payment Plan. Down Payment, A () ,Construction Linked Plan, B ()

DECLARATION:

The above mentioned applicants do hereby declare that my/our application for a allotment of a Unit with the company is irrevocable and the above particulars given by me/us are true and correct and nothing has been concealed there in. In case it is found that the allotment is being obtained through misrepresentation and suppression of materials facts, then the Company shall be well within the rights to cancel the allotment and Company's decision in this regard shall be final. Any allotment against this application shall be subject to the terms and conditions attached to this application , which I/We have signed in token of having accepted the same which shall ipso-facto be applicable to My/Our legal heirs and successors. I/We declare that in case of non-allotment of the Floor/Unit for any reason whatsoever, my/our claim shall be limited only to the refund of booking amount without any Interest

Signature of First Applicant_____
Signature of Second Applicant_____
Associate

Date: _____

Place: _____

Checklist for receiving official :

- a) Booking Amount
- b) Customer signature at specified places of the Registration Form.
- c) Signed copy Price List cum Payment Plan
- d) PAN no./ Form 60/ Copy of PAN card
- e) Copy of Address Proof, Copy of ID proof
- f) For Companies: Memorandum & Article of Association & Board Resolution
- g) For Partnership Firm : Authority letter duly signed by all the partners along with certified true copy of the Partnership Deed.
- h) For NRI : Copy of passport and payment through NRE/NRO account.

INDICATIVE TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FORM FOR PROVISIONAL ALLOTMENT OF RESIDENTIAL UNIT IN " GRANDEUR " PROJECT SITUATED IN BHIWADI

The terms and condition mentioned herein below are only indicative, to enable the Applicant to acquaint himself with the terms and conditions as comprehensively set out in the buyer's agreement which upon execution shall supersede these terms and conditions.

1. The Applicant has applied for registration of a Unit with full knowledge of all the laws/ notifications, rules and by laws applicable to this area in general and this Project in particular which have been fully explained by the company and understood by the Applicant . The Applicant has also perused & understood the terms of Standard Buyer's Agreement.
2. The provisional allotment of the Unit is entirely at the discretion of the Company, The Company has the right to reject the application without assigning any reason. Some Unit(s) in the Project attract preferential location charges, which In case allotted to the Applicant shall be payable by the Applicant without any demur or protest.

3. The Applicant has examined & understood the tentative plans, designs and specifications of the Unit and has agreed that the Company may do variations/alterations/modifications therein as may be necessary or as it may be in the best interest of the Project or under the directions of any Competent Authority. The necessary variations/alterations/modifications may involve change in position/location including change in dimensions area, number, increase/decrease in FAR etc. along with carrying out extensive developmental - construction activities In and around the area falling outside of the Unit, and the applicant has confirmed that he/she shall not raise any objections or make any claims or default at any payments as demanded by the Company due to such variations/alterations/modifications. Moreover any consequent increase/decrease in the cost of the unit shall be borne by the Applicant.
4. The Applicant has specifically agreed that if due to any change in the layout, the Unit ceases to be preferentially located. The Company shall refund/adjust the amount of preferential location charges paid by the Applicant. In the last installment as per the payment plan. Likewise if due to any change in the layout/building plan, the Unit becomes preferentially located, the Applicant (s) shall be liable and agrees to pay the preferential location charges as and when demanded by the Company as per prevailing rates.
5. The Applicant understands that car parking space would be allotted at the sole discretion of the company forming an Integral part of the Floor Unit which cannot be sold or dealt with, independently
6. The Company has calculated the basic sale price for the Unit on the basis of its super area which includes covered area plus proportionate share of common area such as staircase, passage, lift facilities etc.
7. The Applicant has understood and agreed that the terms and conditions of the application form shall prevail over any advertisements, leaflets or any other publicity material overall assurances. If any, related to the project, which do not come, any independent meaning or identity.
8. The Applicant has fully satisfied himself about the nature of rights, title and interest of the company in the said Project, being developed by the company as per the prevailing bye-laws/guidelines of the UDH, Rajasthan and/or any other statutory authority and as further understood and agrees to abide by all present and future limitations and obligations in respect thereof for which the Company shall not be held responsible in any manner. The Applicant has also seen the site of development and has understood that the Government of Rajasthan is responsible for work of external development and the Company shall not be held responsible or answerable in this regard.
9. The Applicant agrees that the amount paid with the applications and by way of installments as the case may be, to the extent of 10% of Basic Sale Price of the Unit, shall collectively constitute the earnest money.
10. Timely payment of installments of Basic Sale Price, preferential location charges, EDC & IDC additional charges and other charges including electric connection charges, firefighting equipments cost and installation charges etc. in accordance with Buyer's Agreement/Payment Plan, is the essence of booking/ allotment. However, in the event of breach of any of the terms and conditions of the allotment by the Applicant, the allotment shall be cancelled at the discretions of the Company and the earnest money shall stand forfeited. Further the Company shall also deduct Interest on delayed payments. The Balance amount if any shall be refundable to the Applicant without any Interest after the said Unit is allotted to some other intending Applicant and after compliance of certain Formalities including dealer's NOC (No objection Certificate) by the Applicant. The Company however in its absolute discretion may condone the delay in any due payments by charging penal interest @ 18% for upto 60 days delay from the due date of payment and @ 24% p.a thereafter to be compounded annually on all outstanding dues from their respective due dates.
11. The Applicant has fully understood and agrees that in case the Applicant withdraws or surrenders this application for the allotment, for any reason whatsoever at any point of time, then the Company at its sole discretion may cancel/terminate the Booking/Allotment/Application and shall forfeit the amounts paid/deposited up to the earnest money along with interest due payable, and may refund the balance amount to the Applicant (s), if applicable, without any interest or compensation whatsoever. In case the Company is not in a position to make offer of allotment for the flat within the period of months from the date application for any reason whatsoever, the company shall only be liable to refund the advance for provisional registration paid by the Applicant along with simple interest @9% p.a as per date payment of such advance. The Company at all times reserves its right to reject the application of the applicant and cancel his provisional registration without assigning hereof and in such event, the application shall not be entitled to refund of advance paid by him along with simple interest @9% p.a from the date of payment. The applicant understands that the provisional registration does not guarantee allotment of that which is subject to availability
12. All payments by the Applicant shall be made to the Company in cash/ through demand drafts / cheques drawn upon scheduled banks in favor of V P SPACES PVT. LTD. It is understood that the Company shall allot the Applicant/Applicants the flat at basic price @ Rs. _____ per sq. feet in addition the applicant/applicants agree that, EDC and any enhancement thereof by the government shall be charged extra. PLC(s) determined by the Company shall be charged extra. All other charges like maintenance deposit and such other charges as maybe determined by the Company for all allottees shall be charged extra. Allotment of the flat shall thereafter be made in favour of applicant/applicants upon further payment of allotment amount as calculated by the Company. Allotment shall be subject to due execution of the companies agreement in its standard format including maintenance agreement and acceptance of all the terms and conditions of the company by the applicant/applicants.
13. The Company shall not be responsible towards any third party making payment/remittances on behalf of the Applicant and such third party shall not acquire any right in the application/allotment of the said Unit in any manner, whatsoever. The Company shall issue receipts for payments in favour of the applicants only.
14. All additional statutory charges including External Development Charges, infrastructure Development Charges, taxes, cess, service tax, VAT, Statutory levies etc. imposed or to be imposed by the Concerned Statutory Authorities shall be payable proportionately by the Applicant from the date of letter of Intent (LOI). Any Statutory dues/charges even if levied after the execution of conveyance deed (with retrospective effect) shall be recoverable from the applicant as a part of unpaid sale consideration.
15. The Applicant shall be solely responsible for arranging the finances for the said Unit from any Bank/Financial institution at his own level. However, If any particular institution/Bank refuses to extend financial assistance on any ground, the company shall not be held responsible in any manner and the Applicant shall not make such refusal as an excuse for non - payment of further installments to the company.

**First Applicant's
Signature**

**Second Applicant's
Signature**

Field Marked* are Mandatory

Acknowledgement

Date.....Cheque No.....

Drawn on Bank.....

*this is only acknowledgement of application not a receipt

Auth. Signatory

16. In case the Company is formed to abandon the Project for any reason whatsoever beyond its control, the Company's liability shall be limited only to the refund of the amount received from the applicant, without payment of any interest or compensation, within six months from the happening of such an event eventually. The Applicant shall not raise any claim/dispute whatsoever in this regard.

17. The Applicant shall before taking possession of the Unit, must clear all the dues and get the Conveyance Deed executed in his favour by the Company, after payment of stamp duty, registration fee and other legal charges/expenses. Till the Conveyance Deed is executed. The Company shall, for all intent and purpose continue to be the owner of the immovable property and shall have first lien and charge over it and the allottee shall not get any right, title or interest therein.

18. The Company shall endeavor to take possession of Unit within 36 months from the date of execution of Buyer's Agreement with penalty clause subject to force majeure circumstances and for any other reasons beyond the control of the company, with a reasonable extension of time.

19. The Applicant shall use the said Unit for residential purpose only, as per statute, rules and regulations framed by the government Authorities from time to time.

20. The Applicant hereby authorizes and permits the Company to raise finance/loan from any financial institution/Banks by way of mortgage/charge/securitization of the Project land or the receivable, if any, accruing or likely to accrue therefrom. However, such charges, if created shall have to be vacated before handing over possession of the Unit to the Applicant.

21. Applicant having NRI/PIO status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act 1999 and/or any other statutory provisions governing these transactions which may involve remittance of payment/consideration from abroad and acquisition of immovable assets in India. In any such permission is ever refused or subsequently found to be lacking by any Statutory Authority/The Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The Applicant(s) agrees that the Company shall not be held liable in any manner on such account. The Company shall have the first lien and charge upon the said Unit for all its dues and other sums payable by the Applicant to the Company.

22. To settle any confusion regarding any matter contained herein or anything being not clarified herein, it is agreed by the Applicant that reference shall be made to the detailed terms and conditions of the Buyer's Agreement, the terms whereof have been seen, read, understood and accepted by the Applicant.

23. If any misrepresentation, concealment or suppression of any material fact by the Applicant is discovered, the allotment shall be cancelled at the discretion of the Company and the earnest money shall be forfeited. The Applicant alone shall be responsible for the consequences ensuing from such misrepresentation/concealment.

24. In case the Applicant(s) fails to comply with the terms and conditions of allotment or fails to execute the Buyer's Agreement, the company shall be well within its rights to cancel the allotment and to forfeit the earnest money without any demurrer compensation.

25. The Applicant hereby agrees that the sale of Unit is subject to force majeure circumstances and any other reasons beyond the control of the Company which inter-alia includes delay on account of non-availability of steel, cement, other building materials, water supply, electric power or slow down strike, or owing to a dispute with the construction agency employed by the company, civil commotion, or by reason of war, enemy action, earthquake or any act of God, delay in certain decisions/clearances from statutory bodies, or delay owing to any court notice, order, rules or notification of the Government and for any other public or competent authority. Under any of the aforesaid conditions, the Company shall be entitled to a reasonable corresponding extension of time for the officer of possession of the said Unit. Upon happening of such a contingency, the Company reserves the right to alter or vary the terms and conditions of allotment or if the circumstances, beyond the control of the Company. So warrant, the Company may suspend the scheme for such period as it may deem expedient, for which no compensation of any nature, whatsoever, shall be claimed by the Applicant.

26. If any dispute arises out of or relating to this registration form or subsequent buyer's agreement, etc., is not resolved amicably by parties within 10 days of such disputes arising, that dispute shall be referred to sole arbitrator appointed by the Company. The arbitration shall be conducted in Faridabad, in English, under the Arbitration and Conciliation Act, 1996. The arbitral award shall be in writing and shall be final and binding. Each party shall bear its cost of arbitration. This agreement shall be governed and interpreted in accordance with the laws of India.

27. In case of Joint Applicants, all communications shall be sent by the company at the mailing address of the First Applicant, which shall for all purposes be considered as duly served upon all the Applicants and so separate communications shall be necessary to the other named Applicants.

28. Herein, singular shall mean and include plural as well as masculine gender shall mean and include feminine gender, wherever applicable.

29. The applicant shall inform the company in writing of any change in the mailing address mentioned herein falling which all demand notices or any correspondence etc by the company shall be mailed to the address given in the application and shall be deemed to have been received by the applicant.

30. The allotment against this application shall be made on payment of 20% of the Basic Sale Price within the stipulated period only and the preferred unit shall be allotted solely on first-cum-first basis.

31. In case the cheque/ Bank draft submitted along with this application is dishonored then the booking shall be deemed to have been cancelled as per terms & conditions of booking without any obligations upon the Company to intimate the Applicant.

I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we are fully aware that it is not incumbent upon the company to send out notices/reminders. In respect of my/our obligations set out in this application and the Buyer's Agreement and I/we shall remain liable for any default committed by me/us in abiding by the terms and conditions as set out in this application and/or the Buyer's Agreement, I/we have sought all the clarifications that I/we require with respect to the terms, conditions and representations made by the company and has readily provided the same to me/us.

(First Applicant)

(Second Applicant)



V P SPACES PVT. LTD
906, ILD Trade Center, Sohna Road - Gurgaon
Ph: 0124- 2219273, 0124- 2219373
www.vpspaces.com