



A Blend of
Royal Design & Elegance

TENTATIVE APPLICATION FORM



GH-01-E, SECTOR-16
GREATER NOIDA WEST

A Dream World entirely your own.....



To ,

Application No. _____

B S Buildtech

H-215, First Floor ,Sec 63,
Noida G.B Nagar -201301

Sir,

I/We request that I/we may be registered for provisional allotment of Residential Flat of description specified below, in the Group Housing Scheme in the name and style of “**Vaibhav Heritage Height**” Being developed and promoted by your company **M/s B S Buildtech** (Hereinafter referred to as ‘the company’) at plot No.GH-01E Sec-16 ,Greater Noida.

I/We also agree to sign and execute ,as and when desired by the company ,the Allotment Letter of the company’s standard format ,contains where of have been read and understood by me/us in my /our vernacular language and I/We agree to abide by the terms and conditions there of.

I/We understand that plot /land on which proposed group housing is being developed and promoted has been leased out to the company by Greater Noida Development Authority lease on the terms and conditions mentioned in the Lease Deed.

I/We shall comply with the various Terms and Conditions of the said lease deed executed between Greater Noida Development Authority and the company in so far as those pertain to rights and obligations of the Allottee(s)/sub-lessee(s).

I/We remit herewith a sum of ₹
_____ (Rupees _____)

only)by Demand Draft / RTGS /Cheque no. _____ Dated _____ Drawn on _____

being the booking amount /earnest money for the allotment of the flat.

I/We Further agree to pay the installments or basic cost and allied charges as stipulated / Demanded by the company and/or as contained in the payment plan opted by me/us,failing which the allotment will be cancelled and booking amount shall be forfeited by the company. My/our particulars are overleaf.

Signature of First Applicant

Signature of the Co-Applicant

B S Buildtech

H-215 , First Floor, Sector 63, Noida (U.P) 201301

1.FOR INDIVIDUAL

A. PARTICULARS OF SOLE/FIRST APPLICANT

Mr/Mrs/Ms _____

S/W/D of Mr/Mrs/Ms _____ Nationality _____

Profession _____ Age _____

Residential Status: Resident Non Resident Foreign Nationality of indian origin

Income Tax Permanent Account (PAN) NO _____ DOB:

Residential Address _____

Tel No: _____ Mob No: _____

E-mail: _____

B. PARTICULARS OF CO-APPLICANT

Mr/Mrs/Ms _____

S/W/D of Mr/Mrs/Ms _____ Nationality _____

Profession _____ Age _____

Residential Status: Resident Non Resident Foreign Nationality of indian origin

Income Tax Permanent Account (PAN) NO _____ DOB:

Residential Address _____

Tel No: _____ Mob No: _____

E-mail: _____

Signature of First Applicant

Signature of the Co-Applicant

B S Buildtech

H-215 , First Floor, Sector 63, Noida (U.P) 201301

2.FOR COMPANY

M/s _____ a company / partnership / proprietorship
firm having its office at _____
through its authorized director/partner/sole proprietor Mr/Mrs/Ms _____

3.Date of Booking 4.Block Name

5.Super Area(sq ft)Approx _____ 6.Floor 7.Flat No.

8.Basic sales price (BSP) per sq.ft. super area _____

In Words ₹ _____

S.NO	INDEX	RATE	TOTAL
1	Basic Sales Price	₹	₹
2	Preferred Location Charges Park/Corner/Road	₹ /sq.ft	₹
3	Lease Rent	₹ /sq.ft	₹
4	Interest Free Maintenance Security(IFMS)	₹ /sq.ft	₹
5	Covered Parking	₹	₹
6	Club Mambership	₹	₹
7	External Electrification Charges	₹ /sq.ft	₹
8	Fire Fighting Charges	₹	₹
9	Power Backup Charges (1KVA)	₹	₹
10	Other Charge/s(if any)	₹	₹
11	TOTAL	₹	₹

In Words ₹ _____

Signature of First Applicant

Signature of the Co-Applicant

PAYMENT PLAN

PLAN A- (DOWN PAYMENT PLAN) , SELF FUNDING

Upon Booking	10%of (B.S.P)
Within 30 Days of Booking	10%of (B.S.P)
Within 60 Days of Booking	75%of (B.S.P)+PARKING+PLC+LR+EEC+FFC
On Offer of Possession	05%of (B.S.P)+CM+PB+IFMS+{any other charge if any}

PLAN B-(FLEXI PAYEMENT PLAN)

Upon Booking	10%of (B.S.P)
Within 30 Days of Booking	10%of (B.S.P)
On Start of Excavation	20%of (B.S.P)
On Start of Basement(Lower) Slab Casting	10%of(B.S.P)
On Start of 2 nd Floor Slab Casting	10%of (B.S.P)
On Start of 6 th Floor Slab Casting	05%of (B.S.P) +Parking
On Start of 10 th Floor Slab Casting	05%of (B.S.P)+PLC
On start of 15 th Floor Slab Casting	05%of (B.S.P)+LR
On Start of Top Floor Slab Casting	05%of (B.S.P)+E.E.C+F.F.C
On Start of Brick Work	05%of (B.S.P)
On Start of Internal Plaster	05% of (B.S.P)
On Start of External Plaster	05% of (B.S.P)
On Offer of Possession	05%of (B.S.P)+CM+PB+IFMS +{any other chargesif any}

PLAN C-(CONSTRUCTION LINKED PLAN)

Upon Booking	10%of (B.S.P)
Within 30 Days of Booking	10%of (B.S.P)
On Start of Excavation	10%of (B.S.P)
On Start of Basement(Lower) Slab Casting	10%of(B.S.P)
On Start of 2 nd Floor Slab Casting	10% of (B.S.P)
On Start of 6 th Floor Slab Casting	05% of (B.S.P)
On Start of 10 th Floor slab Casting	05% of (B.S.P)
On start of 15 th Floor Slab Casting	05% of (B.S.P)
On Start of 20 th Floor Slab Casting	05% of (B.S.P)
On Start of Top Floor Slab Casting	05%of (B.S.P)
On Start of Brick Work	05%of (B.S.P)+Parking
On Start of Internal Plaster	05% of (B.S.P)+PLC
On Start of External Plaster	05% of (B.S.P)+LR
On Start of External Development	05% of (B.S.P)+E.E.C+F.F.C
On Offer of Possession	05% of (B.S.P)+CM+PB+IFMS+{any other charge if any}

NOTE: B.S.P = Basic Sales Price, LR = Lease Rent, CM = Club Membership, PB = Power Backup PLC = Prime Location Charges ,EEC = External Electrification Charges ,FFC = Fire Fighting Charges IFMS = Interest Free Maintenance Security

Signature of First Applicant

Signature of the Co-Applicant

B S Buildtech

H-215 , First Floor, Sector 63, Noida (U.P) 201301

TERMS AND CONDITIONS

A. The Applicant(s) has applied for allotment of Residential Apartment / Flat to be developed and constructed in the Group Housing Project named as Vaibhav Heritage Height by B S Buildtech (Here in after referred to as company) over the land situated at Plot No: GH-01-E, Sec16, Greater Noida West (U.P).

B. NATURE OF BOOKING

The allotment of residential apartment / Flat is entirely at the discretion of company. The allotment of the said residential apartment / Flat shall be conformed only upon the issuance of the letter of allotment by the company and the due / execution / acceptance of the same by Applicant(s).

C. REGISTRATION AND OTHER CHARGES

Registration charges, Stamp duty and incidental expenses there to, as applicable at the time of registration, shall be extra and are to be borne by Applicant(s).

D. MODE OF PAYMENT

All payments from outstation locations are to be paid through Demand Draft / Local Cheques are to be made payable to B S Buildtech. Payable at Noida. After each payment the Applicant(s) must insist on duly signed receipt from the duly authorised personnel of the company.

E. DELAYED PAYMENT

Interest at the rate of 24% P.A. shall be charged on all delayed payments including the payment of the instalments and other charges as per the payment plan accepted by the Applicant(s).

F. HOUSING LOANS

Loans from financial institutions to finance the said residential apartment may be availed by the applicant(s) at their own. Though the case of loan / financial facility are to be applied for and pursued by the individual applicant(s) on their own. However the company, at its sole discretion, may designate its executive(s) / officer(s) to provide support to the Applicant(s) towards the availing of the loan / financial facilities from the banks / financial institutions but any such provision shall be without any obligation of any nature of company. In case the company designates such executive(s) / officer(s) then it shall not be open to the applicant(s) to shift the burden of delay in the approval of the loan / financial facility or refusal to grant the same by any financial institutions/ bank upon the company and the company shall not assume any liability in this regards. Further, if a particular institution / bank refuse extend financial assistance on any ground whatsoever, the applicants shall not make such refusal cause for non-payment of further instalment / dues.

G. CANCELLATION CHARGES

That the flat allottee(s) hereby agree(s) that out of the amount(s) paid / payable by him/her/them towards the tentative booking of the residential flat, 10% of the total consideration of the flat shall be treated as the EARNEST MONEY to insure fulfilment of all terms and conditions by the applicant(s). Any default on the part of the applicant(s) towards the strict compliance of terms and conditions of the present application (or the allotment agreement) shall entitle the company to forfeit the earnest money. It is further agreed by the applicant(s) that :-

1. No amount paid by the applicant(s) towards the tentative booking prior to the execution of the allotment agreement shall be refunded under any circumstance.

2. Upon the execution of the allotment agreement if, for any reason whatsoever, the applicant(s) applies for the cancellation of the allotment in his / her / their favor or if the allotment of applicant(s) is terminated by the company for the reason of any default(s) by the applicant(s) towards the compliance of the terms and conditions of such allotment (including any default in making the timely payment as per the opted payment plan), then in such conditions the amount equal to earnest money and cancellation charges along with other incidental expense incurred by company towards such allotment shall stand forfeited by the company and the balance amount, if any shall be refunded to the applicant(s) without any interest.

3. Upon cancellation / termination of the allotment, the refund of the balance payment, if any, shall be made to the applicant(s) within 90 days from the date of the receipt of such request / termination or upon the re-allotment of the cancelled flat, whichever is later. However, before claiming such refund the applicant(s) shall be required to fulfil such other and additional conditions as may be required by the company in this regards.

H. POSSESSION

The company shall deliver the possession of the completed flat to applicant(s) only on payment of all dues to the company and fulfilment of other terms and conditions.

I. CHANGES IN DRAWING/DESIGNS

Due to any unforeseen requirement of the authority / government / company, the company has every right to change the design/s and specifications of an individual flat(s), tower(s) or the projects as a whole.

J. OTHER TERMS AND CONDITIONS

The applicant(s) undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable / made applicable to said residential apartment / projects. Other terms and conditions in allotment/lease agreement shall also apply. 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 instalment and due dates mentioned herein. In case of down payment plan, if applicant(s) fail to pay the instalment in the promised frame, the payment plan will be automatically considered to be the time linked / construction linked plan which ever is available. Also the down payment rebates or any discounts will be taken off. The court at Noida shall alone have the jurisdiction in case of any dispute.

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

Signature of First Applicant

Signature of the Co-Applicant

B S Buildtech

H-215, First Floor, Sector 63, Noida (U.P) 201301



GH-01-E, SECTOR-16
GREATER NOIDA WEST

SMS 'VHH' to 56161



Corporate Office:

H-215, First Floor, Sector - 63,
Noida, G.B. Nagar (UP) - 201301
T.: 0120-4278666
M.: +91 8130593525, 8130593526
E.: info@bsbuildtech.com
W.: www.bsbuildtech.com