

BOOKING REQUEST 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-07B, Sector 1, Greater Noida, U.P. under the:

Down Payment Plan
Eco Plan

--	--

(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 the said Plot No. GH 07B, Sector 1, GNIDA 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.

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 _____

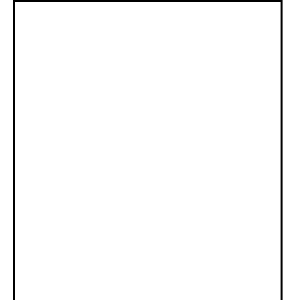
Correspondence Address _____

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 _____

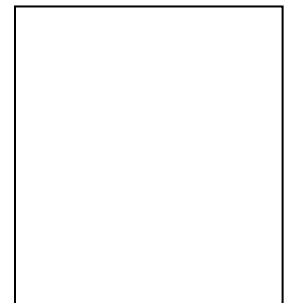
Correspondence Address _____

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 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. Front Road PLC: @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
d. Floor PLC: @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____

TOTAL = Rs. _____

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

Open Parking _____ @ Rs. _____ = Rs. _____
Covered Parking _____ @ Rs. _____ = Rs. _____
Double Covered Parking (Single 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 Charges @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
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. Sinking Fund @ Rs. _____ Per Sq. ft. x _____ Sq. ft. = Rs. _____
vi. Power Back-up Charges
Mandatory 2BHK-1KVA @ Rs. _____ KVA x _____ KVA = Rs. _____
3BHK-2KVA
vii. Club Membership Charges @ 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: _____

PAN: _____ Service Tax No: _____
Mobile: _____ Address: _____

Signature: _____
Date: _____

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-parcener'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.

Signature of the Sole/First Applicant

Signature of the Co-Applicant

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. No Escalation will be charged on the unit booked.
6. Registration, stamp duty, electric connection charges, Gas pipeline connection charges and all applicable taxes shall be paid by the Allottee (as applicable) at the time of possession separately.
7. Possession against registration will be given approximately by 36 months from the date of Allotment Letter/Sanction of Plan.
8. 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 is approximately 36 months from the date of Allotment Letter/Sanction of Plan but the penalty will be payable only if the company does not give the possession within 6 months grace period of the above noted period.
9. 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).
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 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. 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.
13. That on date of possession/offer of possession, whichever is earlier, an interest free maintenance security @ Rs. 20/sq ft and sinking fund @ Rs. 10/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 processing fee shall be charged by the company at prevailing 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/ownership shall however be permitted only after receipt of 50% basic sale price of the unit.

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 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).
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:_____