



# ADVANCE REGISTRATION FORM

## M/s Shree Vardhman Developers Pvt. Ltd.

301-311, 3rd Floor, Indraprakash Building,  
21-Barakhamba Road, New Delhi - 110001  
Tel.No. 011-43605560, Fax: 011-23739599  
Email: info@shreevardhmangroup.com  
Web.: www.shreevardhmangroup.com

Dear Sir,

I/We, the undersigned request that I/We may be registered for an apartment in the Group Housing Scheme to be developed in future as per company's terms and conditions which I/We have read and understood.

I/We further agree to sign the execute any necessary agreement, as and when desired by the company on the company's standard format. I/We have, in the meantime signed the salient terms and conditions of sale attached to this Advance Registration Form.

I/We agree to pay further installments of the price as stipulated in Annexure-A.

I/We have remitted/remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only) by Cheque/DD No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on  
\_\_\_\_\_ payable at New Delhi towards registration amount.

My/Our particulars are mentioned hereinbelow :-

**Name of the First Applicant:** \_\_\_\_\_

Son/Wife/Daughter of: \_\_\_\_\_

Residential Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Pin Code: \_\_\_\_\_

Telephone (O) \_\_\_\_\_ (R) \_\_\_\_\_

Mobile No.: \_\_\_\_\_ Email : \_\_\_\_\_

PAN No. : \_\_\_\_\_ :

**Name of the Co-Applicant : 1.** \_\_\_\_\_

2. \_\_\_\_\_

Correspondence Address : \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Pin Code: \_\_\_\_\_

Telephone (O) \_\_\_\_\_ (R) \_\_\_\_\_

Mobile No.: \_\_\_\_\_ Email : \_\_\_\_\_

PAN No. : \_\_\_\_\_ :

\*( ) Tick whatever is applicable :

Residential Status Resident  NRI  Others

Affix Latest  
Passport size  
Photograph of  
1<sup>st</sup> Applicant

Affix Latest  
Passport size  
Photograph of  
2<sup>nd</sup> Applicant

1. **Basic Price per sq.ft. (Rs.)** \_\_\_\_\_

2. **DETAILS OF APARTMENT** (Super Saleable Area)

i) 2 BHK : 1075 Sq.ft.  ii) 2 BHK : 1210 Sq.ft.  iii) 2 BHK + Study Room : 1415 Sq.ft.

iv) 3 BHK + 2 Toilets : 1605 Sq.ft.  v) 3 BHK + 3 Toilets + Servant Room with Toilets : 2010 Sq.ft.

3. **PAYMENT PLAN** : DOWN PAYMENT / CONSTRUCTION LINKED / TIME LINKED

4. **CAR PARKING** : OPEN / COVERED

5. **BOOKING MODE** : DIRECT / BROKER

6. **DECLARATION** :

I/We, the undersigned do hereby declare that above mentioned particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

Yours faithfully,

(Signature of First Applicant)

(Signature of Second Applicant)

(Signature of Third Applicant)

Date : \_\_\_\_\_

**DETAILS OF BROKER :**

Name : \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No \_\_\_\_\_ Mobile No. \_\_\_\_\_ Contact Person \_\_\_\_\_

PAN \_\_\_\_\_ Service Tax Reg.No \_\_\_\_\_

**FOR OFFICE USE ONLY :**

1. **DETAILS OF APARTMENT (Super Saleable Area) :**

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iv) 3 BHK + 2 Toilets : 1605 Sq.ft.  v) 3 BHK + 3 Toilets + Servant Room with Toilets : 2010 Sq.ft.

2. **Basic Price per sq.ft. (Rs.)** \_\_\_\_\_

3. **PAYMENT PLAN** : DOWN PAYMENT / CONSTRUCTION LINKED / TIME LINKED

4. **CAR PARKING** : OPEN / COVERED

5. **REMARKS :**

RECEIVED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE : \_\_\_\_\_



## TERMS AND CONDITIONS

1. The intending applicant(s) have understood that if for any reason, the company does not allot an apartment within twelve months of this application, then intending applicant is entitled to a simple interest @ 12% p.a. on the amount deposited for the delayed period beyond twelve months and till the date of allotment. Allotment against this registration form shall be made at the sole discretion of company, which shall be final and binding and the intending applicant(s) will not make any objection for the same. In case the intending applicant(s) fails to make the payment at the time of Allotment, as per Annexure-A, within the time frame given by the company, in that case the company may, in its sole discretion, cancel this Registration and the intending applicant(s) shall be entitled to the refund of Registration amount without any interest or compensation whatsoever.
2. The super saleable area means and includes the covered area plus proportionate share of common areas such as projections, corridors, passages staircases, underground/overhead water tanks, mummies, entrance lobbies, electric sub-stations, pump house, shafts, guard rooms, lifts, lift rooms and other common facilities etc. The covered/built up area of the apartment shall include entire carpet area and also respective areas under toilets, kitchen, internal circulation, internal walls, proportionate area under external walls, areas under balconies, lofts, cupboards etc. The description of super saleable area as above shall be final and binding upon the parties.
3. The company and the intending applicant(s) hereby agree that amount paid with the application for registration and in installments as the case may be to the extent of 20% of the sale price of the apartment will collectively constitute the earnest money. The earnest money shall be forfeited in case of non fulfillment of these terms and conditions and those of allotment letter / agreement and also in the event of failure by the intending applicant(s) to sign the allotment letter / agreement within the time allowed by the company allotment of an apartment shall be made to applicants only after receipt of earnest money by the company..
4. The timely payment of installments is the essence of this contract. It shall be incumbent on the intending applicant(s) to comply with the terms of payment and other terms and conditions of sale, failing which the intending applicant(s) shall have to pay interest @ 24% per annum as per the agreement on the delayed payments and the Company reserves its right to forfeit the earnest money in event of irregular / delayed payments / non-fulfillment of terms of payment and the allotment may be cancelled at the sole discretion of the Company.
- 5 (a) The intending applicant(s) agrees to pay the Basic Price, PLCs, External Development Charges (EDC) & Infrastructure Development Charges (IDC), Car Parking Charges, Club Membership Charges, External Electrification Charges & Fire Fighting Charges, Power Back-up charges, Insurance charges, Stamp Duty / Registration, Service Tax etc., and other Government Levies/Tax etc.
- 5 (b) The intending applicant(s) agrees to reimburse to the Company and to pay on demand all taxes including service tax, VAT, levies or assessments whether levied now or leviable in future on land and/or the buildings as the case may be from the date of application.
- 5 (c) The intending applicant(s) of the apartment shall pay necessary charges before the possession including interest free security deposit and regular maintenance charges for upkeep of the complex and providing the various services as determined by the Company or its nominated agency and as and when demanded by the Company or its nominee(s). This arrangement will be carried out until the services are handed over to the local bodies. The intending applicant(s) agrees and consents to this arrangement and will not question the same singly or jointly with other buyers.
6. The intending applicant(s) shall get his/her complete address registered with the Company at the time of registration and it shall be his/her responsibility to inform the Company by registered A/D letter about all subsequent changes, if any in his/her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending applicant(s) shall be responsible for any default in payment and other consequences that might occur therefrom. In all communications, the reference of property booked must be mentioned clearly.
7. The company shall have the lien and first charge on the apartment for all its dues and other sums payable by the intending applicant(s) to the Company.
8. Unless a conveyance deed is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this agreement shall not give to the intending applicant(s) any right or title or interest thereon.
9. Delhi Courts alone shall have jurisdiction in all matters arising out of/touching and/or concerning this transaction.
10. In case there are joint intending applicant(s), all correspondences shall be sent by the Company to the first applicant which shall for all purposes be considered as served on all the intending applicant(s) and no separate communication shall be necessary to the other named intending applicant(s). The intending applicant(s) has agreed to this condition of the Company.
- 11 (a). The intending applicant(s) agrees that the sale of the apartment is subject to force majeure clause which interalia include delay on account of non-availability of steel, cement or other building materials or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Company, civil commotion or by reason of war or enemy action or earthquake or any act of god, delay in certain decisions / clearances from statutory body(ies) or if non delivery of possession is as a result of any notice, order, rules or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company and in any of the aforesaid event the Company shall be entitled to a reasonable corresponding extension of the time of delivery of possession of the said premises on account of force majeure circumstances.
- 11 (b). The Company as a result of such a contingency arising reserves the right to alter or vary the terms and conditions of allotment or if the circumstances beyond the control of the Company then Company may suspend the scheme for such period as it may consider expedient and no compensation of any nature whatsoever can be claimed by the intending applicant(s) for the period of delay / suspension of scheme.
12. If the company decides to abandon the scheme due to any reason, the company's liability shall be limited to the refund of the amount paid by the intending applicant(s) without any interest or compensation whatsoever.

**I/We have fully read and understood the above mentioned terms and conditions and agree to abide by the same.**

( Signature of First Applicant)

(Signature of Second Applicant)

(Signature of Third Applicant)

Date : \_\_\_\_\_