

**TERMS AND CONDITIONS FOR ALLOTMENT**

- The intending allottee has fully satisfied himself / herself about the title / development rights of the Company in the project land on which the flat/shop/villa/plot (hereinafter referred to as 'unit') will be constructed/developed and has understood all limitations and obligations of the Company in respect thereof.
- The drawing/plans displayed in the office of the Company showing the proposed Project (hereinafter referred to as 'The Project') are provisional and tentative. The Company can carry out such additions and deletions in the layout plan, building plans, floor plans as the Company may consider necessary or as directed by any competent authority while sanctioning the building plans or at any time without any objection by the intending allottee.
- The intending allottee for a built-up unit shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
- The External Development Charges, Infrastructure Development Charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by intending allottee as and when demanded by the Company or as per the Price List/Payment Plan given.
- The amount paid to the extent of 15% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach or any of the terms & conditions of allotment as also in the event of the failure by the intending allottee to sign the Builder Buyers Agreement / Allotment Letter within 30 days of booking.
- The timely payment of installments shall be for the essence. In case of default the earnest money would be forfeited and the balance, if any, would be refundable without interest. In exceptional circumstances, the Company may, in their sole discretion, condone the delay in payment by charging interest at the rate of 18% per annum on the amounts in default.
- The intending allottee shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be from the date of allotment, proportionately till the unit is assessed individually.
- The Company on completion of the construction / development shall issue final call notice to the intending allottee, who shall within 30 days thereof, remit all dues & take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
- The intending allottee shall pay proportionate charges for maintenance and upkeep of common areas and services of the project to the Company/ Its nominated agency. This agreement will be carried out until the services are handed over to a Body Corporate or Society or Association of the buyers. The Company/ Maintenance Agency Shall be entitled to withdraw from maintenance of the Project with assigning any reasons. The intending allottee agrees and consents to this arrangement. The intending allottee shall sign a separate maintenance agreement with the Company/Maintenance Agency, make an interest free security deposit for the timely payment of th maintenance charges and contribution to he Replacement & Sinking Fund as determined by the company / maintenance Agency.
- The conveyance deed shall be executed in favour of the intending allottee on receipt all payments as due. The intending allottee shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favour of the intending allottee.
- The intending allottee shall get his/her complete address registered with the Company at the time of booking 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.
- In all communications with the Company the reference of unit booked must be mentioned clearly.
- The intending allottee shall not be entitled to get the name of his/her nominee substituted in his/her place without the prior approval of the Company. Such approval shall be granted on payment to administrative charges as prescribed by the Company.
- The intending allottee shall abide by all the laws, rules and regulations applicable to the said unit and/or the project.
- The intending allottee shall pay the basic sale price and other charges of unit as per the payment plan opted for him/her out of the options prescribed by the Company.
- The allottee shall not use the premises for any activity other than the use specified for.
- In case there are joint intending allottees, all communications shall be sent by the Company to intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottees and no separate communication shall be necessary to the other named intending allottee.
- If as a result of any rules or directions of the Government or any Authority or if competent authority delays, with holds, denies the grant of necessary approvals for Projector due to force majeure conditions, the Company after provisional and/or final allotment is unable to deliver the unit to the intending allottee the Company shall be liable only to refund the amounts received from him/her with interest as mention in the Builder Buyer Agreement/Allotment Letter.
- It is specifically understood by the intending allottee that the Company may incorporate additional terms and conditions in the Builder Buyer Agreement/Allotment Letter over and above the terms and conditions of allotments set out in this application.

I/We have now signed this application form after giving careful consideration to all facts, terms and conditions and paid the monies thereof, I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the allotment.

Signature of Sole / First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

**FOR OFFICE USE ONLY**

Application :  Accepted  Rejected

Business Development Associate's Seal

Signature (Receiving Officer)

Signature (Inventory Manager)

**V. A. Infraventures Pvt. Ltd.**

Head Office : A-42/6, Ground Floor, Pinnacle Tower, Sector-62, Noida.  
 Site Address : Plot No. 297, Opp. Honda Siel Factory, Sector Ph - IV, Greater Noida.  
 Phones : + 91-120-4221824 / 25, Mobile : +91 9810205688 / 9810204688  
 E-mail : contactv5group@gmail.com | Website : www.clarissa.co



**APPLICATION FORM**

Applicant's Name : \_\_\_\_\_

Apartment No. : \_\_\_\_\_



**Personal Details**

Sole / First Applicant : \_\_\_\_\_

S/o. / D/o / W/o : \_\_\_\_\_

Date of Birth :  /  /  / Incorporation : \_\_\_\_\_

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

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

Phone No. : \_\_\_\_\_ Mobile No. : \_\_\_\_\_

Fax No. : \_\_\_\_\_ E-mail : \_\_\_\_\_

Residential Status : Resident  NRI  PIO

Passport No. : \_\_\_\_\_ Income Tax Permanent Act No. : \_\_\_\_\_

Nationality : \_\_\_\_\_

PASTE YOUR RECENT PHOTOGRAPH

Second Applicant : \_\_\_\_\_

S/o. / D/o / W/o : \_\_\_\_\_

Date of Birth :  /  /  / Incorporation : \_\_\_\_\_

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

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

Phone No. : \_\_\_\_\_ Mobile No. : \_\_\_\_\_

Fax No. : \_\_\_\_\_ E-mail : \_\_\_\_\_

Residential Status : Resident  NRI  PIO

Passport No. : \_\_\_\_\_ Income Tax Permanent Act No. : \_\_\_\_\_

Nationality : \_\_\_\_\_

PASTE YOUR RECENT PHOTOGRAPH

**PROPERTY DETAILS**

Block \_\_\_\_\_ Unit No. \_\_\_\_\_ Super Area \_\_\_\_\_



**PAYMENT PLAN OPTED**

- Down Payment Plan  Construction Linked Plan  Assured Return Plan

**PAYMENT DETAILS**

Charges	Rate (per sq. ft.)	Amount
• BSP	₹ _____	₹ _____
• Floor PLC	₹ _____	₹ _____
• Covered Car Parking	₹ _____	₹ _____
• Club Membership Charges (CMC)	₹ _____	₹ _____
• External Electrification Charges (EEC)	₹ _____	₹ _____
• External Development Charges (EDC)	₹ _____	₹ _____
• Fire Fighting Charges (FFC)	₹ _____	₹ _____
• Internal Development Charges (IDC)	₹ _____	₹ _____
• Interest Free Maintenance Security (IFMS)	₹ _____	₹ _____
• Power Back-up Charges	₹ _____	₹ _____
<b>Total</b>		₹ _____

Rupees : \_\_\_\_\_

**DECLARATION**

I/We, the Applicant(s), do hereby declare that my / our application for allotment of a Unit to the company is irrevocable and that the above particulars / information / details given by me / us are true and correct and nothing 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).

Yours faithfully,

Signature of Sole / First Applicant \_\_\_\_\_ Signature of Second Applicant (if any) \_\_\_\_\_ Signature of Third Applicant (if any) \_\_\_\_\_

Date \_\_\_\_\_ Place \_\_\_\_\_

**Check List :**

- Booking Amount : Local Cheque / Draft
- PAN : Copy of PAN Card / Form 60 enclosed
- Address Proof : Copy of Passport / Voter I.D. / Driving Licence /Electricity Bill / Telephone Bill
- Memorandum of Association : Articles of Association (For booking in the name of companies)
- Copy of Passport & A/c details : (For NRIs and PIOs to make payment through NRE / NRO / Foreign Currency Accounts only)
- One Basement Car Parking and Club Membership along with each Apartment is mandatory.

**NOTES :**

- Cheques / Demand Drafts towards consideration of the area to be made in the favour of " V. A. Infraventures Pvt. Ltd " payable at Noida/New Delhi.
- In case the cheques comprising booking amount is dishonoured due to any reason, the company reserves the right to cancel the booking without giving any notice to the Applicant(s).
- All amounts received from Applicant(s) other than Resident Indian shall be from NRE/NRO/ Foreign Currency account only.
- Allotment to Non Residential and Nationals of Indian Origin (PIO) shall be subject to laws of Republic Of India.
- Applications shall be considered as incomplete if not accompanied by photographs of the applicant(s).