

**SUTAJIO**

**GRANDEUR**

V P SPACES Private Limited 906, 9<sup>th</sup> Floor, ILD Trade Centre, Sohna Road, Gurgaon - 122001.

***APPLICATION FOR BOOKING / PROVISIONAL ALLOTMENT OF COMMERCIAL  
UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENT IN SUTAJIO  
GRANDEUR, SECTOR-56, BHIWADI, RAJASTHAN.***

**DATE** \_\_\_\_\_

**APPLICATION NO.** \_\_\_\_\_

Dear Sir,

I/We request for provisional allotment of a ***COMMERCIAL UNITS / RETAIL UNIT(S) /  
MANAGED HOMES / SERVICE APARTMENTS IN SUTAJIO GRANDEUR*** of land at  
Sector-56, Biwadi, Rajasthan.

I/We undertake that we understand English language and / or this document has been read over to me after due consultation with my legal counsel and understand the legal consequences of signing of this document. I/We agree and note that the acceptance of this application for booking / provisional registration and final allotment of the ***COMMERCIAL UNITS / RETAIL UNITS /  
MANAGED HOMES / SERVICE APARTMENTS*** is entirely at the sole discretion of the Company. I/We have clearly understood that this application does not constitute agreement to sell notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this application. The Company reserves every right to accept or reject any proposal without assigning any reason(s) and without incurring/carrying any liability towards cost/damage/interest etc., except the amount of registration or thereafter shall be refunded to the applicants without any interest thereon.

*I/We make this application for registration with full knowledge that the company has obtained all necessary approvals from all competent authorities and is in the process of obtaining/procuring building plan for the setting up of project at Sector-56, Bhiwadi Rajasthan from the competent authority(ies).*

I/we remit herewith a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) by Bank Draft / Pay Order / Cheque / RTGS No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ Bank towards booking amount. I/We have perused the "*Schedule of Payment*" and agree to pay further installments of the Basic Schedule of Payment charges as stipulated/called upon by the Company and / or as contained in this application form.

I/We further understand that the expression "*Allotment*" of the residential space as and when made by the Company shall always mean provisional allotment. I/WE further agreed that it is only after issuance of Allotment Letter by the company and further the signing and executing the ***BUILDER & BUYER AGREEMENT*** on the Company's prescribed format agreeing and abiding by the terms & conditions laid down therein, that the allotment shall become final on both the parties. If, however, I/WE fail to execute and return the ***BUILDER & BUYER AGREEMENT*** within the period of (30) thirty days from the date of its receipt of the agreement after being dispatch by the company, then It shall be the sole discretion of the company to treat this application as cancelled and the application money shall stand forfeited. I/we agree that the ***BUILDER & BUYER AGREEMENT*** shall not be binding upon Company until executed by the authorised person of the company.

In the event of the Company accepting my/our application to allot ***COMMERCIAL UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENTS***, I/we further agree to pay further installments of the sale price and all other dues, charges, taxes, etc., as per the payment schedule prescribed by the Company. I/WE also further undertake to sign and execute as and when required, the Allotment letter containing terms and conditions of allotment, ***BUILDER & BUYER AGREEMENT*** and other necessary documents in the prescribed format of the Company. I/WE have understood and *accept that 10 % (ten)* of the total sales price as per the ***BUILDER & BUYER AGREEMENT*** shall constitute the earnest money and are fully aware of the consequences on account of non-payment of installments within stipulated time. I / WE have understood and agreed that I / WE shall not be entitled to take possession of the ***COMMERCIAL UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENTS*** without the payment of all dues charges including registration charges and stamp duty charges. I/WE shall have understood and agreed that the company shall have the full and sole authority and power to

amend the terms and conditions of the **BUILDER & BUYER AGREEMENT** and **MAINTENANCE AGREEMENT** as and when it deems fit.

I / WE agree to pay Basic Sale Price of **COMMERCIAL UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENTS** and other charges like EDC (External Development Charges), IDC (Infrastructure Development Charges), Car Parking, IFMSC (Interest Free Maintenance Security Charges) Club Membership Charges, Power Back-up per KVA, PLC (Preferential Location Charges) Park Facing, PLC (Preferential Location Charges) Highway Facing, *Electricity Connection Charges, Water Connection Charges, Contingency Charges* and other charges levied from time to time by the company.

I/WE further understood and agreed that in case of any difference and / or between the company and me/us, the same shall be referred to the arbitrator of a sole arbitrator to be appointed by the Chairman or Board of Directors of the Company after passing a necessary resolution. The award of the arbitrator shall be final and binding on the parties. It is further agreed and understood between the parties that only Courts/Tribunals/Quasi-Judicial Authorities of Bhiwadi, Rajasthan shall have exclusive Jurisdiction to entertain any dispute arising out of this application. The venue of the Arbitration shall be at Bhiwadi Rajasthan.

I/WE give consent to the terms and conditions as detailed in Schedule A annexed herewith, which has been fully read and understood by me/us. I/We agree to abide by the terms and conditions of this application including those relating to payment of Basic Sale Price and other changes, forfeiture of provisional registration charges and all of the provisions as laid down herein.

I/WE \_\_\_\_\_ being partner(s) under partnership firm duly registered under the Indian Partnership Act, 1932 under the name & Style of \_\_\_\_\_ vide Registration No \_\_\_\_\_ through a resolution dated \_\_\_\_\_ duly signed and after fulfilling all legal formalities by all Partners is furnished herewith.)

I/WE \_\_\_\_\_ being authorized signatory of the company registered under the provisions of Companies Act, 1956 or Under the provisions of Companies Act, 2013

or under any other enactment recognized under Indian Law(s) under the name & Style of \_\_\_\_\_ vide Registration No \_\_\_\_\_ through a resolution dated \_\_\_\_\_ duly signed and after fulfilling all legal formalities by Board Of Directors or other valid constituted body under any other law other then Companies Act, 1956 or Companies Act, 2013 is furnished herewith. (Certified True Copy of the resolution signed by the Chairman/Director is furnished herewith.)

I/WE further agreed and confirm that the company is not bound by any information expressly or impliedly provided in the brochure, advertisement, hoardings, pamphlets and any form likewise.

I/WE here make the declaration that signing of this document shall mean the acceptance of the offer with terms and conditions of the company.

**SOLE/ FIRST APPLICANT (All fields are compulsory)**

1) Mr. /Ms. /Mrs. \_\_\_\_\_

2) S/W/D of \_\_\_\_\_

3) Age \_\_\_\_\_ Date of Birth \_\_\_\_\_

4) Guardian Name (in case of Minor) \_\_\_\_\_

5) Nationality \_\_\_\_\_

6) Occupation: \_\_\_\_\_

Service ( )

Professional ( )

Business ( )

Student ( )

Housewife ( )

Any other ( )

7) Residential Status:

Resident ( )

Non Resident ( )

Foreign National of Indian Origin ( )

Others ( )

**8) Mailing Address (Shall not be the address of communication)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone (Res.) \_\_\_\_\_ Mobile \_\_\_\_\_ E-Mail \_\_\_\_\_

**9) Permanent Address (Shall be the address of communication)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone (Res.) \_\_\_\_\_ Mobile \_\_\_\_\_ E-Mail \_\_\_\_\_

**10) PAN No \_\_\_\_\_  
(Attach Form 49A or 60 or 61 as the case may be, if PAN not available)**

\_\_\_\_\_  
\_\_\_\_\_

**SECOND APPLICANT (All fields are compulsory)**

- 1) Mr. /Ms. /Mrs. \_\_\_\_\_
- 2) S/W/D of \_\_\_\_\_
- 3) Age \_\_\_\_\_ Date of Birth \_\_\_\_\_
- 4) Guardian Name (in case of Minor) \_\_\_\_\_
- 5) Nationality \_\_\_\_\_
- 6) Occupation: \_\_\_\_\_
  - Service ( )
  - Professional ( )
  - Business ( )
  - Student ( )
  - Housewife ( )
  - Any other ( )
- 7) Residential Status:
  - Resident ( )

Non Resident ( )  
Foreign National of Indian Origin ( )  
Others ( )

8) Mailing Address (Shall not be the address of communication)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone (Res.) \_\_\_\_\_ Mobile \_\_\_\_\_ E-Mail \_\_\_\_\_

9) Permanent Address (Shall be the address of communication)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone (Res.) \_\_\_\_\_ Mobile \_\_\_\_\_ E-Mail \_\_\_\_\_

10) PAN No \_\_\_\_\_

(Attach Form 49A or 60 or 61 as the case may be, if PAN not available)

**DETAILS OF PRICING:**

1. Basic Sale Price @ Rs.. ..... (per Sq.Ft.)
2. Super Area Payment Plan opted:  
  
Plan - A (Down Payment Plan) ( )  
Plan - B (Flexi payment Plan) ( )  
Plan – C (Construction Linked Plan) ( )
3. Property Applied For:  
(i) Retail ( )  
(ii) Office ( )  
(iii) Managed Home(s) ( )  
(iv) Hotel ( )  
(v) Service ( )
4. Car Parking is optional
5. Mode of Booking:

Direct: ( )

Broker: ( )

6. Broker Name with Address and Rubber Stamp Broker Details:

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7. Payment Plans: -

**A) DOWN PAYMENT PLAN (12% Assured Return)**

<b>PAYMENT STAGE</b>	<b>B.S.P. IN %</b>	<b>OTHER SERVICES</b>	<b>ASSURED RETURN TILL POSSESSION</b>
At the time of booking	10% + Service Tax		
Within 45 days of booking	85% + Service Tax	Car Parking (Optional)	12% p.a. on 95% payment
On offer of Possession	5 % + Service Tax	PLC + Other Charges + Power Backup + Club Membership + IFMS	

**B) FLEXI PAYMENT PLAN**

<b>PAYMENT STAGE</b>	<b>B.S.P. IN %</b>	<b>OTHER SERVICES</b>	<b>ASSURED RETURN TILL POSSESSION</b>
At the time of booking	10% + Service Tax		
Within 45 days of booking	40% + Service Tax	Car Parking (Optional)	12% p.a. on 50% payment
Within 18 months of Booking or Completion of Structure	25% + Service Tax	PLC + 50 % of Other Charges + EDC/IDC	
On offer of Possession	25% + Service Tax	50 % of Other Charges + Power Backup + Club Membership + IFMS	

**C) CONSTRUCTION LINKED PLAN**

<b>PAYMENT STAGE</b>	<b>B.S.P. IN %</b>	<b>OTHER SERVICES</b>	<b>ASSURED RETURN TILL POSSESSION</b>
At the time of booking	10 % + Service Tax		Not Applicable
Within 45 days of Booking	20 % + Service Tax	Car Parking (Optional)	
On Start of Foundation	10 % + Service Tax	Club Membership	
On Start of Ground Floor Slab	10 % + Service Tax	PLC	
On Start of Fifth Floor Slab	10 % + Service Tax	EDC/IDC	
On Start of Tenth Floor Slab	10 % + Service Tax		
On Start of Fourteenth Floor Slab	10 % + Service Tax		
On Start of Flooring Floor Slab	10 % + Service Tax	Power Back Up	
On Offer of Possession	10 % + Service Tax	IFMS + Stamp Duty etc.	

**NOTE:**

1. The Basic price is escalation free, but subject to revision / withdrawal without notice at company's sole discretion. That the present prices are effective w.e.f 13.04.2014. The prices indicative above are subject to revision from time to time at the sole discretion of the company. That the Unit Area is tentative and subject to change.
2. Prices and other terms and conditions herein are tentative and given only to acquaint the applicant and are not exhaustive. For terms and conditions binding upon the parties please refer to Application form and Buyer & Builder Agreement.
3. Cheque(s)/Demand Draft(s) to be made in favour of "**V P Spaces Private Limited.**" Payable at Delhi. All payments shall be subject to their actual realization in the above mentioned account.
4. Allotment to NRIs/PIOs shall be subject to Exchange Control Laws of India and any compliance with the provisions of Foreign Exchange Management Act 1999 (FEMA) or any other statutory enactments shall be the exclusive liability of the applicant. The date of credit into the above account shall be deemed to be the date of the exchange rates prevailing as on such date shall be applicable for payments made in foreign currency. In case, the cheque comprising registration amount is dishonoured due to any reason the Company reserves the right to cancel the registration 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.



5. Incomplete forms shall be rejected without any consideration and relief.
6. Any other facility, if provided shall be charged Extra.

**DECLARATION**

I/We the above applicant(s) do hereby declare that the above particulars / information given by me / us for registration for provisional allotment of a **COMMERCIAL UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENTS** are true and correct and nothing has been concealed there from. In case of any false or misleading information provided by me/us, the company shall be entitled to cancel the allotment with the right to forfeit the amount given by the applicant.

**SIGNATURES**

**FIRST / SOLE APPLICANT**

**SECOND APPLICANT**

Place \_\_\_\_\_

Date \_\_\_\_\_

Documents to be enclosed:

<p><b>IN CASE OF INDIVIDUALS / HUF</b></p>	<ul style="list-style-type: none"> <li>➤ Personal particulars of Applicant</li> <li>➤ 2 Passport size photographs of each applicant</li> <li>➤ Self attested copy(ies) of Identity proof</li> <li>➤ Self attested copy(ies) of Residence proof of the Applicant</li> <li>➤ Self attested copy(ies) of Pan Card of Individual / HUF</li> </ul>
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<p><b>IN CASE OF PROPRIETORSHIP/ PARTNERSHIP FIRM</b></p>	<ul style="list-style-type: none"> <li>➤ Personal Particulars</li> <li>➤ 2 Passport size photographs of Proprietor / each partner</li> <li>➤ Letter of proprietorship / Registered partnership deed / notarized partnership deed with appropriate stamp duty</li> <li>➤ Certified true copy of the board's/partners' resolution' / authorization letter for purchase of <b>COMMERCIAL UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENTS</b> in case of partnership</li> <li>➤ Self attested copy(ies) of Identity proof(s)</li> <li>➤ Self attested copy(ies) of Residence proof(s)</li> <li>➤ Self attested copy(ies) of Pan Card</li> <li>➤ List of Partners</li> </ul>
<p><b>Private Limited &amp; Limited Company / LLP</b></p>	<ul style="list-style-type: none"> <li>➤ Personal Particulars</li> <li>➤ 2 Passport size photographs of authorized person of the company / LLP</li> <li>➤ Self attested copy(ies) of Identity proof(s) of authorized person</li> <li>➤ Self attested copy(ies) of Address proof(s) of company / LLP</li> <li>➤ Self attested copy(ies) of Pan Card of the company / LLP</li> <li>➤ MOA and AOA duly signed by the Directo/CS/KMP of the company and</li> </ul>

	<p>Registration Certificate and LLP Agreement under LLP Act</p> <ul style="list-style-type: none"> <li>➤ Certified true copy of Board's Resolution authorizing the signatory of the application Form to purchase <b>COMMERCIAL UNITS / RETAIL UNITS / MANAGED HOMES / SERVICE APARTMENTS</b> in case of partnership</li> <li>➤ List of Directors duly signed by the Director/CS/KMP/List of Partners under LLP Act, duly signed by all the partners.</li> <li>➤ Self-attested copy of Form 32 along with Challan in case of Change of Directors.</li> </ul>
<p><b>IN CASE OF NRI / OCI / PIO</b></p>	<ul style="list-style-type: none"> <li>➤ 2 Passport Size photographs of each Applicant</li> <li>➤ Self-Attested copy of Address Proof of each applicant</li> <li>➤ Self-Attested copy of Passport</li> <li>➤ Status or Proof of NRI / OCI / PIO</li> <li>➤ Original / Registered GPA or Certified Copy of the same from appropriate authority</li> <li>➤ Letter from the Executant that the GPA is valid till date.</li> <li>➤ In case of Telegraphic transfer, a copy of Debit Advice from the remitting Bank.</li> </ul>

	<ul style="list-style-type: none"><li>➤ In case of Demand Draft, the confirmation from the banker that the DD has been prepared from the Proceeds of NRE/NRO account of the Applicant</li><li>➤ In case of Cheque, all payments to be received from the NRE/NRO/FCNR account of the Applicant only.</li></ul>
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**FOR OFFICE USE ONLY**

DEALING OFFICER

DATE \_\_\_\_\_

NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

1. Application : **ACCEPTED / REJECTED**
2. BSP Sale Price @ Rs \_\_\_\_\_ per Sq. Ft.  
Super Area \_\_\_\_\_ Sq. Ft. approx.

Total Basic Cost excluding all Charges \_\_\_\_\_  
Type \_\_\_\_\_ Unit no. \_\_\_\_\_ Floor \_\_\_\_\_

3. Retail Unit(s) \_\_\_\_\_  
Ground Floor \_\_\_\_\_ First Floor \_\_\_\_\_

4. Office Space \_\_\_\_\_  
Second Floor & Above

5. Service Apartment \_\_\_\_\_  
Second Floor & Above

- A) SELF SERVICED \_\_\_\_\_
- B) MANAGED POOL \_\_\_\_\_

6. Car Parking Rs. \_\_\_\_\_

7. Preferential Location Charges, as applicable \_\_\_\_\_

- a) Park Facing @ 3 % BSP
- b) Highway Facing @ 5 % BSP

8. Payment Plan Opted for:

- A) Down Payment Plan \_\_\_\_\_
- B) Flexi Payment Plan \_\_\_\_\_
- C) Construction Linked Plan \_\_\_\_\_

9. Payment received Vide Cheque / DD / Pay Order No. \_\_\_\_\_ Dated \_\_\_\_\_  
out of NRE/NRO/FC/SB/CUR\_\_\_\_\_

10. Provisional booking receipt no. \_\_\_\_\_ dated \_\_\_\_\_

11. BOOKING:

A) DIRECT

B) BROKER

12. Broker's Name and Address, stamp with

Signature\_\_\_\_\_

Remarks\_\_\_\_\_

DATE \_\_\_\_\_

PLACE

DATE