

APPLICATION FORM

The Secretary
Vocational Education Foundation
Plot No.4, Knowledge Park-I
Greater Noida.

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a residential apartment (hereinafter referred to as the "Apartment") in the Group Housing Complex of VOCATIONAL EDUCATION FOUNDATION (referred to hereinafter as the "Society") known as "White House Apartments" on the plot numbered 08, Sector Pie, Greater Noida, UP, admeasuring approximately 9731 Sq. Mtrs. (hereinafter referred to as the Plot).

I/We agree to sign and execute as and when required by the VEF, the Allotment Letter containing the detailed terms and conditions of allotment of the Apartment and other related documents as required by the Society.

We have read and understood the accompanying Brief Terms & Conditions for provisional allotment of an Apartment in the Society forming part of this Application as Schedule I and agree and undertake to abide by the same.

I/We remit herewith a sum of Rs. _____ (Rupees _____) by Bank Draft/Cheque no. _____ dated _____ drawn on _____ in favour of _____ V E F A / c White House Apartments as registration amount for the provisional allotment of the Apartment.

I/We clearly understand that the Allotment of an Apartment by the Society pursuant to my/our Application shall be purely provisional till an Apartment Buyers Agreement on the format prescribed by the Society is executed by the Society in my/our favour. Further, the Allotment of an Apartment in the VEF Group Housing Complex is subject to the terms and conditions, restrictions and limitations as contained in the Lease Deed dated 6.12.2007 executed by GREATER NOIDA in favour of the Society for lease of the said plot.

I/We have perused the Price List and Payment Plan and agree to pay as per the "Payment Plan" opted by me/us.

1. SOLE/FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph).

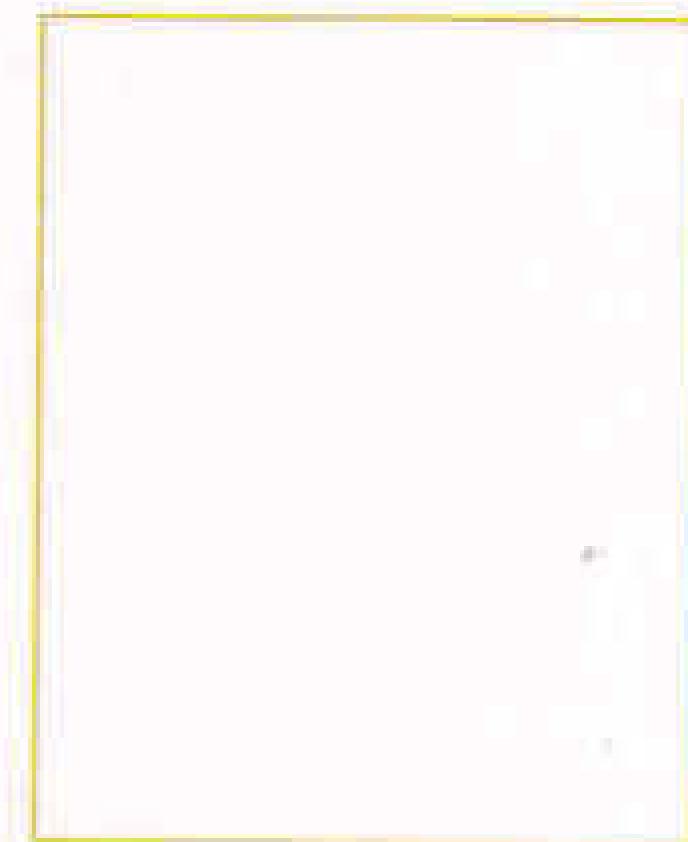
Mr./Ms. _____

S/W/D of _____

Date of Birth _____

Nationality _____

Mailing Address _____



Email _____ Tel. No. _____ Fax no. _____ Mob: _____

Permanent Address _____

Email _____ Tel. No. _____ Fax no. _____ Mob: _____

Income Tax Permanent Account No. _____
(attach a self attested photocopy)

Ward/Circle/Special Range _____

Place where assessed to Income Tax _____

Sig. of Sole/First Applicant _____ Sig. of Joint Applicant _____

WHITE  HOUSE

2. SECOND/JOINT APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

Mr./Ms. _____

S/W/D of _____

Date of Birth _____

Guardian's Name (in case of minor) _____

Nationality _____

Occupation

Service () Profession () Business () Housewife () Any Other _____

Resident Status

Resident () Non Resident () Others (Please Specify) _____

Mailing Address _____

Email _____ Tel. No. _____ Fax no. _____ Mob: _____

Permanent Address _____

Email _____ Tel. No. _____ Fax no. _____ Mob: _____

Income Tax Permanent Account No. _____

(attach a self attested photocopy)

Ward /Circle/Special Range _____

Place where assessed to Income Tax _____

3. DETAILS OF THE APARTMENT APPLIED FOR

Unit No. _____ Floor _____ Block _____ Type _____

Super Area _____ Sq. Ft. (Approx.) (_____ Sq. Mtr. Approx.)

Terrace Area _____ Sq. Ft. (Approx.)

	Rate per sq. ft.	Total Amount
i) Basic Sale Price (Super Area)	Rs.	Rs.
ii) Preferential Location Charges (if applicable)	Rs.	Rs.
iii) Covered Car parking Charges	Rs.	Rs.
iv) Club Membership Charges	Rs.	Rs.
v) Internal Development Charges (IDC)	Rs.	Rs.
vi) One Time Lease Rent	Rs.	Rs.
vii) Electrification and Fire Fighting Charges	Rs.	Rs.
viii) Power Back Up Charges	Rs.	Rs.
ix) Interest Free Maintenance Security	Rs.	Rs.
x) Other Charge, if any.	Rs.	Rs.
Total Payable	Rs.	Rs.

The Service tax or any other tax levied by Government will be charged extra.

Sig. of Sole/First Applicant _____

Sig. of Joint Applicant _____

 **WHITE HOUSE**

4. I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicants unequivocally agree, affirm and undertake to abide by the Brief Terms and Conditions as appearing herein above as well as in Schedule-I to this application and further declare that the above particulars/information given by me / us are true and correct.

(Sole/First Applicant)

(Second Applicant)

Date :

Note:

- i) Cheque / Demand Draft towards consideration of the Apartment to be made in favour of "VEFA/c White House Apartments" Payable at New Delhi/Noida.
- ii) In case, the Cheque comprising booking amount is dishonoured due to any reason whatsoever the present application shall be deemed to be null and void and the allotment, if any, shall stand automatically cancelled/revoked/withdrawn without any notice to the Applicant.
- iii) Application shall be considered as incomplete if not accompanied by photograph, PAN No. or Form 60 of the applicant(s) & copy of Address proof.

SCHEDULE - I

BRIEF TERMS AND CONDITIONS FOR PROVISIONAL ALLOTMENT OF APARTMENT IN "WHITE HOUSE APARTMENTS" DEVELOPED BY VOCATIONAL EDUCATION FOUNDATION AT PLOT NO. 8, SECTOR PIE, GREATER NOIDA, GAUTAM BUDH NAGAR, U.P.

- 1 The "WHITE HOUSE APARTMENTS" is a Residential Housing Project being developed by the Society on a Plot of land numbered 08, Sector-Pie, Greater Noida, Gautam Budh Nagar, U.P. admeasuring approximately 9731 sq. mtrs. (hereinafter referred to as the "Plot"). The said plot has been allotted by Greater Noida Industrial Development Authority (GNIDA) to M/s Vocational Education Foundation ("Society") for development of the Group Housing Project ("VEF GHS"). The lease deed for demise of the said Plot to the VEF (the "Lease Deed") has been executed by and between GNIDA and the Society on 6.12.2007 for the purpose of the development of Group Housing Project and undertake allotment of the apartments in the Housing Project.
- 2 The Allotment, if and when made by the Society, pursuant to the accompanying Application shall be purely provisional and further be subject to the terms and conditions, restrictions and limitations contained in the Lease Deed executed by GNIDA in favour of the Society and all laws, notifications and rules as may be applicable inter alia to the Apartment and/or to the Plot including any amendment or variation thereof, further including any price rise by such authority in future too.
The intending allottee(s) having read and understood the same has applied for the allotment and has undertaken to abide by these terms and conditions, restrictions and limitations etc.
- 3 THAT the intending allottee(s) has applied for provisional allotment of an apartment in the Group Housing Scheme of the Society known as "VEF GHS" being developed on the said plot. The intending allottee(s) has full knowledge of laws, notifications and rules as applicable to the Plot and the terms and conditions mentioned in the Greater Noida Lease & Brochure.
- 4 THAT the intending allottee(s) has fully satisfied himself about the interest and title of the Society in the said plot of land.
- 5 THAT the timely payment of installments as per the Payment Plan shall be the essence of the Allotment. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the GNIDA lease, in case at any stage, the intending allottee(s) seeks cancellation of the allotment and/or refund of the amount deposited by him, the Society may, at its discretion forfeit the booking registration amount or the Earnest Money, as the case may be. However, in case the Society refunds any amount it shall be without interest, only after 90 days from the date of the request for such cancellation.
- 6 THAT in case the intending allottee(s) fails to pay any installment(s) or interest as the case may be, within 90 days from the due date of such payment, the Society shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money/Registration amount and the intending allottee(s) shall be left with no right or lien on the said apartment or any part of the land. The amount paid, if any, over and above the Earnest Money/Registration Money shall be refunded by the Society without any interest within 90 days from the date of such cancellation after adjustment of interest accrued on the delayed payments, if any, and/or any other charges due from the intending allottee(s). The delay in payment of installments shall attract interest @ 24% p.a. calculated and payable on quarterly basis from the due date of outstanding amount.

Sig. of Sole/First Applicant

Sig. of Joint Applicant

WHITE HOUSE

7 THAT the layout plan of the entire Project as drawn by the VEF GHS is tentative and is subject to change, if deemed necessary by the Society or as may be required by the regulatory authorities of Greater Noida. The Society may effect or if so required by any regulatory authorities make suitable alterations in the layout plan. Such alterations may include change in the area of apartment, floor, tower, number of apartments, location and increase / decrease in the number of car parking slots allotted to the allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the architects shall be final and binding on the allottee(s). Further, if there is any increase / decrease in the super area of the Apartment or an Apartment becomes preferentially located, revised price and/or PLC shall be payable / adjustable at the original rate at which the apartment has been booked for allotment. Further, the Society reserves the right to suitably amend the terms and conditions as specified herein.

8 THAT the intending allottee(s) shall pay to the Society the entire consideration of the Apartment as per the payment plan opted by the intending allottee(s).

9 THAT the allottee(s) has understood that the rights of ownership of land(s), facilities and amenities other than those within the tower building in which the apartment is located and the common area shall vest solely with the VEF which shall have the sole right and authority to deal in any manner with such land(s), facilities and/or amenities.

10 THAT the intending allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (including internal maintenance of the apartment) in complex as determined by the Society or its authorized agency.

11 THAT the Society, apart from basic price of the Apartment, shall fix Preferential Location Charges (PLC) for certain apartments and if the intending allottee(s) opts for the booking of any such apartment, he/she shall also pay such charges.

12 THAT Earnest Money/Registration Money shall be deemed to be 10% of the total consideration of the Apartment as mentioned in the allotment letter.

13 THAT the intending allottee(s) shall be allotted one basement / covered car parking space for his exclusive use in the complex on full payment of amount indicated for each such parking. Surface parking shall be allotted to the allottee(s) on such terms and charges as stipulated from time to time. The intending allottee(s) shall not have any ownership rights over the said parking. It shall only be a right to use which shall stand automatically transferred along with the transfer of the Apartment.

14 THAT subject to the restrictions and limitations in the GNIDA Lease Deed, the intending allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per Society's payment schedule will rest exclusively on the allottee(s). In the event, the allottee(s) loan not being disbursed, sanctioned or delayed, the payment to the Society as per schedule shall not be delayed by the allottee(s) and in the event of default in payment as per the Payment Plan the intending allottee(s) shall be liable for consequences including cancellation of the allotment.

15 THAT all taxes and statutory levies presently payable in relation to Land comprised in "VEF GHS", have been included in the price of the Apartment. However, in the event of any further increase in the price of the land and or any fresh tax, service tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by GNIDA / Power Authority or any competent authority shall also be additionally payable by the allottee(s).

16 THAT if for any reason the Society is not in a position to allot the Apartment applied for, the Society shall be responsible only to consider allotment of an alternative Apartment or refund the amount deposited by the allottee(s) along with simple interest @10% p.a. It is clearly agreed and understood by the Intending allottee(s) that the Society shall not be liable for any other damages/compensation on this account. Further, for avoidance of doubt, it is clarified that the allotment of an Apartment pursuant to the application made by the intending allottee(s), being purely provisional in nature, cancellation of Allotment for any reasons whatsoever shall not entitle the allottee(s) to or give rise to a cause of action for any injunctive relief or a relief of specific performance.

17 THAT upon completion of Apartment and receipt of full consideration and other charges, if any payable by the intending allottee(s), a Tripartite sub-lease deed shall be executed in favour of the intending allottee(s) on the format approved by the GNIDA. All expenses towards execution of the said sub-lease deed shall be borne by the allottee(s).

18 THAT the allotment of Apartment is at the discretion of the Society and the Society has a right to reject any offer/application without assigning any reason. In the event the Society decides to reject any offer/application for allotment of Apartment, the Society shall not be obliged to give any reason for such rejection and any such decision of the Society rejecting any offer/application for allotment of Apartment shall be final and binding.

19 THAT Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

20 THAT the general terms and conditions as mentioned above are only illustrative and not exhaustive for the purpose of final allotment or varied at any time by the Society.

I/We, the applicant(s) herein do hereby declare that the above terms and conditions have been read / understood by me/us and the same are acceptable to me/us. I/We the applicant (s) herein unequivocally agree, affirm and undertake to abide by the terms and conditions as mentioned herein.

(Sole / First Applicant)

Place _____

(Second Applicant)

Dated _____

 **WHITE HOUSE**