

VARUN HEIGHTS

NH-58, RAJNAGAR EXTN., GHAZIABAD



VARUN
BUILDTech PVT. LTD.

Registered Office

B-7, Lower Ground Floor, Ashoka Niketan,
Near Yamuna Sports Complex, New Delhi-110 092

Corporate Office

104/7, Gyan Khand-II, Near St. Thomas Public School,
Indrapuram, Ghaziabad, U.P. • Tel : 0120-2606400

Site Office

Raj Nagar Extension, National Highway-58, Ghaziabad, U.P.
Website : www.theugogroup.com
Email : info@theugogroup.com



VARUN
BUILTECH PVT. LTD.

applicationform

Form No.....

VARUN HEIGHTS

NH-58, RAJNAGAR EXTN., GHAZIABAD



1, 2 & 3 BHK APARTMENTS
Raj Nagar Extension, NH-58, Ghaziabad

Name _____

Flat No. _____

Floor _____



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VARUN
HEIGHTS
NH-58, RAJNAGAR EXTN., HAZIABAD

Application Date

Project Name

Name of Applicant

Father/Husband/Guardian's Name

Date of Birth

Residential Status

Resident

Non Resident

Foreign national of Indian Origin

Correspondence Address

State

Pin

City

Company/Firm Name

Designation

Profession

Company Address

City

State

Pin

Tel.(O)

TelNo (R).

Mobile

Pan No.

Co-Applicant

Father/Husband/Guardian's Name

Date of Birth

Resi. Status Resident

Non Resident

Foreign national of Indian Origin

Correspondence Address

State

Pin

City

Tel. (R)

Tel.(O)

Mobile

E-Mail:.....

Company/Firm Name

Profession

Designation

Company Address

State

Pin

City

TelNo (R).

Tel.(O)

Mobile

E-Mail:.....

Pan No.

Photo

Payment Plan ☐ Down Payment ☐ C.L.P. ☐ Time Linked ☐

	Rs. Per Sft.	Total Amount
Basic Sale Price		
Preferential Location Charges (PLC) floor		
Park/Highway/Road (Facing)		
EDC		
IDC		
Fire Fighting (FF)		
Interest free Maintenance security (IFMS)		
Parking Covered		
Parking Open /or Both		
Club Membership		
Electricity+Power Back-up (Rs. Per KVA) ^{12VA}		
External Electrification (EEC)		
Other Chages (If any)		
GRAND TOTAL		

Cheque Detail

Cheque no. Date Amount

Drawn on Bank Flate no Floor

Block no. Booking Date Name of Executive

Direct ☒

Through Agent ☐

Name of Executive

Date

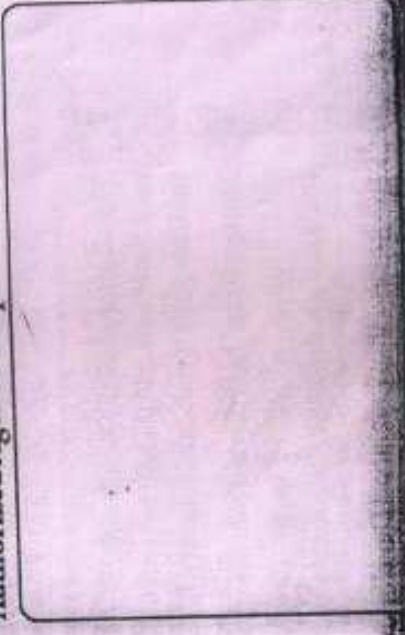
Signature

Mobile

Tel. (O)

Tel. @

Authorized Agent Stamp:





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TERMS & CONDITIONS

I/We the above applicant(s) do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed therefrom. Any allotment against this application shall be subject to the terms and conditions attached to this application form and that of the Allotment Letter/ Buyer Agreement, the terms and conditions whereof shall *ipso-facto* be applicable to my/our legal heirs and successors. I/We undertake to inform the Company of any change in my/our address or in any other particular/information, given above, till the booked property is registered in my/our name(s) failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us.

Name of the Applicant(s)

Date:

Place:

Signature of the Applicant(s)

Note: (i) All Cheque / Drafts to be made in favour of **VARUN BUILDTech PVT. LTD.** payable at New Delhi/ Ghaziabad only.

(ii) Persons signing the Application Form on behalf of other person/ firm/ company shall fill proper Authorisation/ Power of Attorney.

FOR OFFICE USE

Total No. of Applicants

Type of Bank Account of Applicants (NRE/NRO/Foreign Nationals)

Remarks:

Booked by _____ Checked by _____ Approved by _____

BASIC TERMS & CONDITIONS

1. The applicant has applied for allotment of Residential Flat in the Group Housing Project name as "..... **VARUN HEIGHTS**", to be developed and constructed by M/s **Varun Buildtech Pvt. Ltd.*** having its registered Office at B-7, Lower Ground Floor, Ashoka Niketan, Near Yamuna Sports Complex, New Delhi-110 092 (hereinafter referred to as the "Company") on land situated at
2. The allotment of the Residential Flat is entirely at the discretion of the Company. The allotment of the said Residential Flat shall be provisional and shall be confirmed on signing of Buyer's Agreement on the Company's standard format which has been read and understood by the applicant.
3. The applicant has fully satisfied himself about the nature of rights, title, interest of the Company in the said Project, which is to be developed/ constructed by the Company as per the prevailing byelaws / guidelines of the Ghaziabad Development Authority.

4. The applicant has examined the tentative plans, designs, and specifications of the Residential Flat and has agreed that the Company may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project or as may be directed by any competent authority. The necessary changes/ alterations may involve change in position/ location of the Residential Flat, change in its dimensions or area, etc.
5. The applicant agrees that the amount paid with the application and in installments as the case may be, to the extent of 15% of sale consideration of the Residential Flat shall collectively constitute the earnest money.
6. Timely payment of installments of basic sale price and allied charges pertaining to the Residential Flat is the essence of the terms of the booking/ allotment. However in the event of breach of any of the terms and conditions of the allotment by the applicant, the allotment will be cancelled at the discretion of the Company and the earnest money that is 15% of sale consideration together with any interest on installments due but unpaid and interest on delayed payments shall stand forfeited. The balance amount shall be refundable to the applicant without any interest, after the said Residential Flat is allotted to some other intending applicant and after compliance of certain formalities by the applicant. The Company, however, in its absolute discretion may condone the delay by charging penal interest @ 18% p.a. for upto one month delay from the due date of payment and @ 24% p.a. thereafter on all outstanding dues from their respective due dates.
7. The applicant has specifically agreed that if due to any change in the layout, the said Residential Flat ceases to be preferentially located; the Company shall refund/ adjust the amount of preferential location charges paid by the applicant in the last installment as shown in the payment plan. If due to any change in the layout/building plan, the said Residential Flat becomes preferentially located and then the applicant shall be liable and agrees to pay the preferential location charges as and when demanded by the Company as per prevailing rates.
8. All payments by the applicant shall be made to the Company through demand drafts/ cheques drawn upon scheduled banks in favour of "Varun Buildtech Pvt. Ltd." payable at New Delhi/ Ghaziabad only.
9. Assignment of allotment of the Residential Flat by the applicant shall be permissible at the discretion of the Company on payment of such administrative charges as may be fixed by the Company from time to time. Provided however, that the assignor and the assignee agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment.
10. All applicable statutory charges, external development charges, taxes including service tax, cess and other levies demanded or imposed by the concerned authorities shall be payable proportionately by the applicant(s) from the date of booking as per demand raised by the Company.
11. The maintenance, upkeep, repairs, security, landscaping and common services etc. of the Project shall be managed by the Company or its nominated Maintenance Agency. The applicant of the Residential Flat shall pay, as and when demanded, the maintenance charges including interest free security deposit (IFMS) for maintaining and up-keeping the said Project and the various services therein, as may be determined by the Company or the maintenance agency appointed for this purpose. Any delay in making payment will render the applicant liable to pay interest @ 18% per annum. Non-payment of any of the charges within the time specified shall also disentitle the applicant from the enjoyment of the common areas and services.
12. Applicant, having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/ or any other statutory provisions governing this transaction which may inter-alia involve remittance of



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payments/ considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/ the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The applicant agrees that the Company will not be liable in any manner on such account.

13. The Company shall have the first lien and charge on the said Residential Flat for all its dues and other sums payable by the applicant to the Company.
14. Loans from financial institutions to finance the said Residential Flat may be availed by the applicant. However, if a particular Institution/ Bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/ dues.
15. The applicant undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/ made applicable to the said Residential Flat/ Project.
16. In case the Company is forced to abandon the said Project due to force majeure circumstances or for reasons beyond its control, the Company shall refund the amount paid by the applicant along with simple interest @ 6% p.a. from the happening of such eventuality.
17. The Company shall endeavor to give possession of the Residential Flat to the applicant as early as possible subject to force majeure circumstance and reasons beyond the control of the Company with a reasonable extension of time for possession.
18. The Company shall endeavour to complete the construction of the Said Building/ Said Apartment within a period of 24 months (Twenty Four months) from the date of execution of the Agreement subject to timely payment by the Applicant(s) of Total Price, stamp duty and other charges due and payable according to the Payment Plan applicable to him or as demanded by the Company. The Company on obtaining certificate for occupation and use from the competent authorities shall hand over the possession of the Said Apartment to the Applicant(s) for his/ her occupation and use and subject to the Applicant(s) having complied with all the terms and conditions of the Agreement. In the event of his/ her failure to take possession and/ or occupy and use the Said Apartment provisionally and/ or finally allotted within thirty (30) days from the date of intimation in writing by the Company, then the same shall lie at his/ her risk and cost and the Applicant(s) shall be liable to pay to the Company charges @ Rs. 5/- per sq. ft. of the super area per month for the entire period of such delay. If the Company fails to complete the construction of the Said Building/ Said Apartment within 31 months (thirty one months) as aforesaid then the Company shall pay to the Applicant(s) compensation @ Rs. 5/- per sq. ft. of the super area per month for the period of such delay. The adjustment of compensation/ charges shall be done at the time of conveyancing of the Said Apartment and not earlier. The said compensation / charges shall be distinct charge in addition to maintenance charges, and not related to any other charges as provided in this Application and the Agreement.
19. The applicant shall before taking possession of the Residential Flat, must clear all the dues towards the Residential Flat and have the Conveyance Deed for the said Residential Flat executed in his favour by the Company after paying stamp duty, registration fee and other charges/ expenses.
20. The applicant shall use/ cause to be used the said Residential Flat for residential purpose only. This is a self-condition precedent and non-compliance thereof may invite cancellation of allotment of the Residential Flat and forfeiture of the earnest money and other dues as stated in Clause 6 herein above.

21. The applicant shall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any bank/financial institution. However, such charge, if created, shall be got vacated before handing over possession of the Residential Flat to the applicant.
22. Detailed terms and conditions shall form part of the Buyer's Agreement which the applicant shall execute as and when required by the Company.
23. To settle any confusion regarding any matter herein, it is agreed by applicant that reference shall be made to the detailed terms of the Allotment Letter/Buyer's Agreement, the terms whereof have been seen, read and understood/accepted by the applicant.
24. The applicant shall get his complete address registered with the Company at the time of booking and it shall be his responsibility to inform the Company by Registered A.D. letter about all subsequent changes in his address, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by him at the time when those should ordinarily reach at such address and he shall be responsible for any default in making payment and other consequences that might occur therefrom.
25. In case there are joint applicants, all communications shall be sent by the Company to the applicant whose name appears first, at the address given by him for mailing and which shall for all purposes be considered as served on all the applicants and no separate communication shall be necessary to the other named applicants.
26. If any misrepresentation/ concealment/ suppression of material facts are found to be made by the applicant, the allotment will be cancelled and the earnest money as mentioned in Clause 6 hereinabove shall be forfeited and the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
27. The Courts at Delhi & Ghaziabad alone shall have jurisdiction in case of any dispute.
28. Singular shall mean and include plural and masculine gender shall mean and include feminine gender wherever applicable.

Date: _____

Place: _____

Signature of the Applicant(s)

RECEIPT FOR CUSTOMER

Name of Applicant.

Cheque Detail

Cheque no. Date Amount

Drawn on Bank Flat no Floor

Block no. Booking Date Name of Executive

.....
Authorised Signatory