

APPLICATION FORM

Application for Allotment of Residential Apartment in _____ Project.

To,

M/s GreatValue Projects India Ltd
DSE-319, DLF South Court, Saket
New Delhi-110017

Sir/ Madam

I/We (hereinafter referred to as "APPLICANT") hereby submit my/our Application Form for the booking of a Residential Apartment in Group Housing Project namely 'EKANAM' (U P RERA Registration No.- _____) situated at Plot No.GH-02, Sector-107, Noida, Uttar Pradesh(hereinafter referred to as "**THE PROJECT**") being developed and promoted by M/s GreatValue Projects India Limited, having its registered office at DSE-319, DLF South Court, Saket New Delhi-110017 (hereinafter referred to as '**THE PROMOTER**')

I/We after fully satisfying myself /ourselves in respect to the final layout plan, sanctioned plan, specifications and approvals for the Project as approved by the Competent Authorities and about the status/right/title/interest of the Promoter over the land on which the Apartment/ Building is being developed/ constructed is/are applying for the booking of this Apartment,

The Applicant remits herewith a sum of
Rs. _____ (Rupees _____ only) by RTGS/ Bank Draft /
Cheque No/ UTR No. _____ dated _____ drawn on
_____ as the booking amount * for the provisional allotment of the
Apartment.

*Please note that 10% of total price of Apartment shall constitute the booking amount.

I/We agree to sign and execute, as and when required, the "AGREEMENT FOR SALE/ SUB-LEASE", containing the terms and conditions of Allotment of the Apartment /Unit and other related documents as prescribed, on the format provided by the Promoter.



Signature of Intending Allottee(s)

I/We also agree to abide by the General Terms and Conditions of allotment of an Apartment/Unit in "EKANAM" as given herein below, which I/We have read and completely understood.

I/We understand that the expression "ALLOTMENT" wherever used in the general terms and conditions in this Application, shall always mean provisional allotment of the Apartment/ Unit and the allotment shall remain provisional till such time as the "Agreement for Sale / Sub-Lease" in unconditionally executed by me/us and returned to the Promoter.

I/We also understand and agree that this application, submitted by me/us for allotment of apartment /unit shall not mean that I/We am/are entitled for allotment of the same in the said Projects. The Allotment of Apartment / Unit is solely at the discretion of Promoter and the Promoter has the right to reject any application for allotment without assigning any reason. In the event the Promoter decides to reject the application for allotment of Apartment/ Unit, the Promoter shall not be obliged to give any reasons for such rejection and any such decision of the Promoter rejecting the application for allotment of Apartment/Unit shall be final and binding on me/us , the Intending Allottee(s).

I/We also understand and agree that in case the Promoter is not in a position to allot the Apartment/ Units applied for, the Promoter shall be responsible only to consider allotment of an alternative Property or refund the amount deposited by the Intending Allottee(s) without any interest. However, the Promoter shall not be liable for any other damages/ compensation on this account.

I/We unequivocally agree to affirm and undertake to abide by the terms and conditions of the Application as mentioned herein and further declare that the particulars/ information given by me/ us in this Application are true and correct and nothing has been concealed therefrom.

Note:-

1. In case the cheque comprising of the booking amount /part booking amount is dishonored due to any reason, the Promoter reserves the right to reject the Application, without giving any notice to the Intending Allottee(s).
2. All amounts received from the Intending Allottee(s) other than resident of India shall be from NRE/NRO/Foreign currency account only.
3. Application Form must be completed in full in English Language.



Signature of Intending Allottee(s)

DETAILS OF THE APARTMENT /UNIT APPLIED FOR ALLOTMENT

Apartment/ Unit No.		
Floor No.		
Tower/Building Name		
Type		
Carpet area	Sq.mtr	Sq.mtr
Exclusive Balcony area	Sq.mtr	Sq.mtr
Total area	Sq.mtr	Sq.mtr
Covered Car Parking		
Single Bay		
Covered Car Parking		
Double parking		
Power Backup Load through DG	KVA	

Total Unit Sale Price:

Carpet Area :- Means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open Terrace area, but includes the area covered by the internal partition walls of the unit.

Total Area :- Means the area after loading of other constructed areas including the balcony and constructed common areas over the carpet area of an Apartment/ Unit which is duly mentioned in the layout plan of the Apartment/Unit.

Payment Plan Option:-

Down Payment	<input type="text"/>	Construction Linked Plan	<input type="text"/>
Time Linked Plan	<input type="text"/>	Flexi Plan	<input type="text"/>

As detailed out in Annexure I.

I /We have perused the Price list cum payment plan and terms and conditions and agree to pay as per the Payment Plan opted by me/us.

Place:-

Date:-

Signature of Intending Allottee(s)



For Office Use Only

1. Application received by _____
2. Application accepted/rejected _____
3. Booking /Part booking money received vide R. No _____ Dated _____
Rs. _____.

Mode of Booking

Direct

Dealer

Reference

GV Partner Contact Person Name _____

GV Partner Contact Person Mobile No. _____

GV Sales Person Name _____

GV Sales Person Mobile No. _____

GV Team Leader Name _____

GV Team Leader Mobile No. _____

Through GV Partner (Agent)

(Stamp & Signature)



Accounts Department _____

Signature of Intending Allottee(s)

PARTICULARS OF INTENDING ALLOTTEE

SOLO/ FIRST INTENDING ALLOTTEE

Mr./Mrs./Ms. _____

Please Sign
across the
Photograph

S/o / W/o/ D/o _____

Please Sign
across the
Photograph

Guardian's Name (in case of minor) _____

Residential Status:

Indian ()

Non-Resident India ()

Foreign national of Indian origin ()

Nationality ()

PAN No. _____ Passport No. _____

Aadhaar No _____ Occupation: _____

Address: _____

Phone/office _____ Mobile _____

Email _____ WhatsApp No. _____

CO-SECOND INTENDING ALLOTTEE

Mr./Mrs./Ms. _____

BIRTHDAY

I _____

II _____

S/o / W/o/ D/o _____

ANNIVERSARY

I _____

II _____

Guardian's Name (in case of minor) _____

Residential Status:

Indian ()

Non-Resident India ()

Foreign national of Indian origin ()

Nationality ()



Signature of Intending Allottee(s)

PAN No. _____ Passport No. _____

Aadhaar No. _____ Occupation: _____

Address: _____

Phone/office _____ Mobile _____

Email _____ WhatsApp No. _____

IN CASE THE APPLICANT IS A COMPANY/ FIRM/TRUST/SOCIETY/HUF/ANY OTHER

Name of Company/ Firm _____

Corporate Office Address _____

Registered Office Address _____

Through Mr./Mrs./Ms. _____ Designation _____

CIN / Registration No. _____ PAN No. _____

Phone No. _____ Email Id _____

Address for Communication

Registered Office Corporate office

Resolution/Board Resolution/Authorization Letter Dated _____



Signature of Intending Allottee(s)

DETAILS OF PROPRIETOR / PARTNER / AUTHORISED PERSON

Mr./Mrs./Ms. _____

Photograph of
Authorized
Signatory

S/o / W/o/ D/o _____

Please sign across
the photograph

Designation _____

Date of Birth _____ Marital Status _____

PAN No. _____ Aadhaar No. _____

Phone No. _____ Mobile No. _____

Email id _____ WhatsApp No. _____

Residential Status:

Indian ()

Non-Resident India ()

Foreign national of Indian origin ()

Nationality ()

- Authorized signatory to affix the seal of the company /firm/trust/society along with signatures



Signature of Intending Allottee(s)

TERMS AND CONDITIONS FOR ALLOTMENT

- 1) That the Intending Allottee(s) shall pay the total unit sale price of the Apartment /Unit on the basis of "Carpet Area".
- 2) That the term 'Carpet Area' shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, are as under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit and "Common Areas" and facilities shall mean all such parts/ areas in the entire said complex which the Allottee shall use in sharing with other occupants of the complex including common corridors and passages, services areas including but not limited to, machine/pumping set room, security/fire control rooms, maintenance offices/stores, guards cabin, generator area etc. ,If provided.
- 3) That the Intending Allottee(s) shall pay to the Promoter the entire consideration of the Apartment/ Unit, as per the opted Payment Plan.

Important:-It is to be noted that the Company has not authorized any broker/property agent/sales agent/ sales organizer to issue credit notes or any cash back schemes. No broker/ property agent/ sales agent /sales organizer is authorized to collect cash from the Intending Allottee(s). If the Intending allottee(s) accept any credit notes or any cash back schemes from the broker/property agent/ sales agent / sales organizer or gives Cash to any broker/ property agent/sales organizer, the Company shall not be liable for the same and Intending Allottee(s) shall do so at his/her own risk and cost.

- 4) That timely payment of installment as per the Payment Plan is the essence of the contract. It shall be incumbent on the Intending Allottee(s) to comply with the terms of the payment and other terms and conditions of allotment, failing which the Promoter reserves the right to cancel the above said booking after deducting the booking amount which is 10% of the total unit sale price of the unit and the balance amount (if any) will be refunded without interest. However, in exceptional and genuine circumstances the Promoter may at its sole discretion condone the delay in payment by charging interest at the rate equal to MCLR (Marginal Cost of Lending Rate) on Home Loan of State Bank of India +1% P.A. and restore the allotment in case such Apartment/ Unit is not allotted to someone else.
- 5) That in the case the Project progresses ahead of schedule or is completed before time or the occupancy is handed over to the Intending Allottee(s) before the scheduled date, then the Intending Allottee(s) will mandatorily pay his/her/their dues ahead of original schedule, in accordance with the existing stipulations/ actual stage wise completion of construction. No



Signature of Intending Allottee(s)

penalty/ interest/ costs shall be payable by the Promoter for such preponement of construction /payment.

- 6) That the Intending Allottee(s), if residing outside India, shall be solely responsible to comply with the necessary formalities as laid in the "Foreign Exchange Management Act "and other applicable laws including that of remittance of payments and for acquisition of the immovable property in India. The Intending Allottee(s) shall furnish the required declaration to the Promoter.
- 7) (a) The total price of the unit does not include GST charges. Presently, the Goods and Service Tax (GST) in respect of sale of under construction apartment for all new projects w.e.f 01.04.2019 is 5% (without any GST input tax credit benefit) and GST in providing of maintenance services is 18%. Provided that in case there is any change/ modification in taxes /GST rate , the substance amount payable by the allottee to the promoter shall increase / decrease based on such change/ modification.
(b) That all taxes and statutory levies/compensation presently payable in relation to land have been included in the price of the Apartment/ Unit. However, in the event of any further increase and/or any fresh tax, GST, charge, cess, duty, or levy are imposed by the government, Authority(ies), or Court Order, in future, then the same shall also be payable by the Intending Allottee(s) on a pro-rata basis.
- 8) That the additional compensation /price (if any) payable to NOIDA/ YEIDA or antecedent owners of the Said Land, if required to be paid by the Promoter after the allotment date of Apartment/ Unit as a consequence of any order from any Court of competent jurisdiction or as directed by Land Owning Agency/ Statutory Body, shall be charged on pro-rata basis additionally from the Intending Allottee(s), and the Intending Allottee(s) shall make payment of the same without any demur and shall not raise any objection for the same.
- 9) That the Intending Allottee(s) has seen, understood and accepted the plans, designs, specification which are tentative and agrees that Promoter may affect any variations, additions, alterations, deletions, and modifications therein as it may deem appropriate and fit or as may be done by the Architect or the Competent Authority(ies).
- 10) That the Intending Allottee(s) further agrees and acknowledges that in the event of any variation in the Total Area of the Apartment/ Unit, the Cost of such Apartment/Unit payable for the Total Area shall be recalculated upon confirmation by the Promoter and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Intending Allottee(s) towards the Cost of Apartment/ Unit. It is hereby clarified in case of variations/ additions required due to



Signature of Intending Allottee(s)

architectural and structural reasons duly recommended and verified by Project architect or engineer as per applicable laws, the intending Allottee(s) here by gives his/Our/their consent for such variation or addition provided such variation or addition is as per the Act or rules and regulations framed there under.

- 11) That request for any change in construction specifications of the Apartment/ Unit by the Intending Allottee(s) will not be entertained /allowed.
- 12) That the Intending Allottee(s) is/are aware that Apartment/ Unit are being allotted to various persons in the Project under same terms and conditions as mentioned in this Application. The Intending Allottee(s) agrees that he/ she/ they will use the said Apartment/ Unit only for the purpose for which the same will be allotted and shall not use the aforesaid Apartment/ Unit for any other purpose which may or is likely to cause nuisance to other Intending Allottee(s) in the Project or to crowd the passages or to use it for any illegal or immoral purpose. The Intending Allottee(s) shall not store any hazardous or polluting articles/substances in the said Apartment/Unit.
- 13) That it is hereby agreed, understood and declared by and between the parties that the Sub-Lease Deed shall be executed and registered in favor of the Intending Allottee(s) after the Apartment/ Unit has been fully and finally constructed in the Project and the Completion Certificate (CC)/Occupancy Certificate (OC) is obtained as per the provisions of law and after receipt of the total sale consideration and other charges agreed herein between the Promoter and the Intending Allottee(s). Other connected expenses i.e., cost of stamp duty for registration of Sub-Lease Deed, registration charges/fee, miscellaneous expenses and advocate legal fee/charges shall be borne and paid by the Intending Allottee(s). After the registration of Sub-Lease Deed in favor of the Allottee(s), the possession of the Apartment/ Unit shall be handed over to the Allottee(s) by the Promoter.
- 14) That until a Sub-Lease Deed is executed and registered, the Promoter shall continue to be the owner of said Apartment/ Unit and also the construction thereon and the allotment of the Apartment/ Unit shall not give, to the Intending Allottee(s), any rights or title or interests therein even though all payments have been received by the Promoter. The Promoter / financial institution / bank shall have the first lien and charge on the said Apartment/ Unit (including on any income/ rent there from) for all its dues and other sums as are and/or that may hereafter become due and payable.
- 15) That the Intending Allottee(s) agree(s) and undertakes that before or after taking possession of the Apartment / Unit or at any time thereafter, he/she/they shall have no right to object against the Promoter for construction or continuing with the construction the other buildings adjoining to or otherwise in the Project.
- 16) That the Intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding in maintenance of the apartment/Unit) in



Signature of Intending Allottee(s)

the complex, as determined by the Promoter or its nominated Maintenance Agency.

- 17) That the Intending Allottee(s) shall make timely payments of all the bills on account of electricity as consumed by them to the Promoter/ its nominated Maintenance Agency or any Authority, as the case may be and Maintenance charges or any other charges etc, for providing such services to the Promoter/ its nominated Maintenance agency.
- 18) That the Intending Allottee(s) shall permit the Promoter or their representatives, as and when required to enter his/her /their Apartment/ Unit for the purpose of performing "installations, alterations, or repairs of mechanical or electrical service and that such entry will be at a time convenient to the Promoter/Intending Allottee(s). In case of an emergency, such a right of entry in favor of the Promoter and/ or its nominated Maintenance Agency shall be immediate.
- 19) That the Intending Allottee(s) shall get his/he complete address registered with Promoter at the time of booking and it shall be his/her responsibility to inform the Promoter by registered AD 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 ordinarily reach such address and the Intending Allottee(s) shall be responsible for any default in payment and other consequences that might occur thereon. In all communications the reference of Apartment/ Unit booked must be mentioned clearly.
- 20) That in case there are joint Intending Allottee(s), all communications shall be sent by the Promoter to the Intending Allottee(s) whose name appears first and at the address given by him/her for mailing and which shall, for all purpose be considered as served on all the Intending Allottee(s) and no separate communication shall be necessary to be sent to the other named Intending Allottee(s).
- 21) (i) The Intending Allottee(s) shall not be entitled to get the names of his/her /their family member /nominees substituted in his/her place. The Promoter may, however, in its sole discretion, may permit such substitution, in the name of the Intending Allottee(s) as registered /recorded with the Promoter, on such terms and conditions including payment of such administrative / documentation charges, submission of required documents and as per the applicable laws and policy of the Promoter.
(ii) The request letter for change in the right of the Intending Allottee(s) would be duly signed by all the concerned parties and would be accompanied by a no-objection letter/certificate from the concerned bankers or financial institutions, in case payment against the said Apartment/ Unit was made by the Intending Allottee(s), by raising funds/loans against allotted Apartment/ Unit as security from bankers or financial institutions.



Signature of Intending Allottee(s)

22) That I / We agree and acknowledge that the handover of the Unit is subject to delay on account of the occurrence of any Force Majeure Event, or the occurrences of other events which are not attributable to the Promoter which affects the schedule construction of the said Project. Such Force Majeure Event may include an action by Central/ State government, local body, NGT, GRAP or other authority, laws, orders, regulations, directions, requests, court orders banning or restricting construction, or as a result of events, such as war acts of public enemies, riots, terrorism, fires, floods, pandemics, epidemics, acts of God or any other cause beyond the reason control of Promoter which could not have been foreseen and prevented by exercise of reasonable care and caution.

23) That it is hereby agreed, understood and declared by and between the parties that the Promoter may take construction finance/demand loan/ Term Loan/ Unsecured Loan for construction of any block/tower/building in the said Project or part thereof from the Banks/ Financial institutions after mortgaging the land / Apartments/ Units of the said Project. However, at the time of registration of the Sub-Lease Deed in respect of the said Apartment/ Unit in Favor of Intending Allottee(s) same will be executed & registered free from all encumbrances.

24) That without prejudice to rights available to the Promoter, the cheque dishonor charges payable for dishonor of a particular installment payment for the first instance is Rs. 2,500/- (Rupee Two Thousand Five Hundred Only) and for, second/subsequent instance is Rs. 5,000/- (Rupees Five Thousand Only) per subsequent dishonor.

25) Due to any operation of law or any statutory order or otherwise, if a portion of the Project or the entire Project is discontinued or modified resulting in cancellation of allotment, then the Intending Allottee(s) affected by such discontinuation or modification will have no right of compensation from the Promoter in any manner including any loss of profit. The Promoter will, however, refund the money received from the affected Intending Allottee(s) without any liability towards any interest/costs/damages, subject to deduction of applicable taxes.

26) The Intending Allottee(s), shall also not use the Parking(s) reserved to him/her/they for any purpose other than for parking cars.

27) That all disputes or disagreements arising out of in connection with or in relation to this booking shall be mutually discussed and settled between the Parties. If such discussions remain inconclusive then the same shall be referred to the sole arbitrator, as per the rules of Delhi International Arbitration Centre. The Intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator shall be final and binding on all parties. The arbitration proceedings shall always be held at New Delhi, India. The Arbitration and Conciliation (Amendment) Act, 2021 or any statutory amendment / modification for the time



Signature of Intending Allottee(s)

being in force shall govern the arbitration proceedings thereof. The Courts at New Delhi alone shall have jurisdiction in all matters arising out or touching and/ or concerning said Application/ Sub-Lease Deed regardless of the place of execution of this Application.

28) That in case of any contradiction between the terms and conditions of this Application, Agreement for Sale/ Lease and Sub-Lease Deed, the terms and conditions of the Agreement for Sale / Sub-Lease Deed will supersede.

I/We have fully read and understood the terms and conditions mentioned herein above and agree to abide by the same. I/We also understand that the terms and condition given herein are indicative and this is only an Application submitted by me/us for the allotment of the Apartment/ Unit in the said Project and the same does not confer any right, title or interest in favor of the Intending Allottee(s). The detailed terms and conditions shall be given in the Agreement for Sale / Sub-Lease or Sub-Lease Deed after the allotment is confirmed by the Promoter. The Allotment by the Promoter is subject to the availability of Apartment/ Unit and shall be treated as confirmed only after the signing of the Agreement for Sale/ Sub Lease or the Sub-Lease Deed by the Intending Allottee(s) and the Promoter.



Signature of Intending Allottee(s)

DOCUMENTS TO BE SUBMITTED BY THE APPLICANT:

I/we enclose herewith, copies of following documents for your records and reference

- (a) Address Proof: i.e. Aadhar Card/Voter's Identity Cards/Passport/Driving License etc.
- (b) PAN Card(s)
- (c) Two Photographs of each Applicant.
- (d) Booking amount cheque/ draft/ RTGS receipt.
- (e) Additional Mandatory documents in case of justice legal entity like Company/Society/Firm/any entity)
- (f) Memorandum of Articles of Association/By-laws
- (g) Resolution/Power of Attorney in favor of signatory passed by Board/Governing Body of the Power of Attorney (in original)
- (h) List of Directors/Office Bearers
- (i) PAN Card and Address Proof of Authorized signatory
PAN Card of Company (Mandatory documents in case of partnership firms)
- (j) Partnership Deed
- (k) Letter of Authority Signed by all partners in favor of signatory
- (l) PAN Card

Mandatory documents in cases of Foreign Nationals, PIO, NRIs and OCI

- 1) Passport (required) & Visa (if any required)
- 2) Documents regarding payment through NRE/NRO account.

Note: All above documents must be notarized or self-attested.



Signature of Intending Allottee(s)

ANNEXURE-I

Payment Plan

Draft



Signature of Intending Allottee(s)