



SMS 'VHH' to 56161

Corporate Office: H-215, First Floor, Sector - 63, Noida, G.B. Nagar (UP) - 201301

Application No.

To, B S Buildtech H-215, First Floor, Sector-63, Noida, G.B. Nagar - 201 301

I/We request that I/we may be registered for provisional allotment of Residential Flat of description specified below, in the Group Housing Scheme in the name and style of 'Vaibhav Heritage Height' Being developed and promoted by your company M/s B S Buildtech (Hereinafter referred to as 'the company') at plot No.GH-01E Sec-16, Greater Noida.

I/We also agree to sign and execute, as and when desired by the company, the Allotment Letter of the company's standard format, contains whereof have been read and understood by me/us in my/our vernacular language and I/We agree to abide by the terms and conditions thereof.

I/We understand that plot /land on which proposed group housing is being developed and promoted has been leased out to the company by Greater Noida Development Authority lease on the terms and conditions mentioned in the Lease Deed.

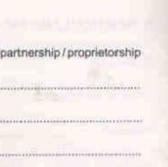
I/We shall comply with the various Terms and Conditions of the said lease deed executed between Greater Noida Development Authority and the company in so far as those pertain to rights and obligations of the Allottee (s)/sublessee(s).

I/We remit herewith a sum of ₹ (in words) only) by Demand Draft / RTGS /Cheque no. Dated Drawn on

being the booking amount /earnest money for the allotment of the flat.

I/We Further agree to pay the installments or basic cost and allied charges as stipulated / Demanded by the company and/or as contained in the payment plan opted by me/us, failing which the allotment will be cancelled and booking amount shall be forfeited by th company. My/our particulars are overleaf.

Signature of First Applicant Signature of the Co-Applicant



1. FOR INDIVIDUAL

A. PARTICULARS OF SOLE/FIRST APPLICANT

Mr./Mrs./Ms. Nationality Profession Age Residential Status: Resident Non Resident Foreign Nationality of Indian origin

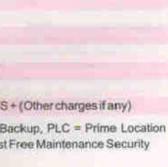
Income Tax Permanent Account (PAN) NO DOB Residential Address Tel. Mob. E-mail

A. PARTICULARS OF CO-APPLICANT

Mr./Mrs./Ms. Nationality Profession Age Residential Status: Resident Non Resident Foreign Nationality of Indian origin

Income Tax Permanent Account (PAN) NO DOB Residential Address Tel. Mob. E-mail

Signature of First Applicant Signature of the Co-Applicant



2. FOR COMPANY

M/s. a company / partnership / proprietorship firm having its office at

through its authorized director/partner/sole proprietor Mr. /Mrs/Ms.

3. Date of Booking [] [] [] [] [] [] 4. Block Name [] 5. Super Area (sq ft) Approx 6. Floor [] 7. Flat No. []

8. Basic Sales Price (BSP) per sq. ft. Super Area In Words ₹

Table with 4 columns: S.No., INDEX, RATE, TOTAL. Rows include Basic Sales Price, Prime Location Charges, Lease Rent, Interest Free Maintenance Security, etc.

In Words ₹ Signature of First Applicant Signature of the Co-Applicant



PAYMENT PLAN

PLAN A-(DOWN PAYMENT PLAN), SELF FUNDING. Upon Booking 10% of (B.S.P), Within 30 Days of Booking 10% of (B.S.P), etc.

PLAN A- (FLEXI PAYMENT PLAN). Upon Booking 10% of (B.S.P), Within 30 Days of Booking 10% of (B.S.P), etc.

PLAN C -(CONSTRUCTION LINKED PLAN). Upon Booking 10% of (B.S.P), Within 30 Days of Booking 10% of (B.S.P), etc.

Notes: B.S.P. Basic Sales Price, LR = Lease Rent, CM = Club Membership, PB = Power Backup, PLC = Prime Location Charges, EEC = External Electrification Charges, FFC = Fire Fighting Charges, IFMS = Interest Free Maintenance Security

Signature of First Applicant Signature of the Co-Applicant



TERMS & CONDITIONS

A. The Applicant(s) has applied for allotment of Residential Apartment / Flat to be developed and constructed in Greater Noida Housing Project named as Vaibhav Heritage Height by B S Buildtech (Here in after referred to as company) over the land situated at Plot No. GH-01-E, Sec-16, Greater Noida West (U.P).

B. NATURE OF BOOKING. The allotment of residential apartment / Flat is entirely at the discretion of company. The allotment of the said residential apartment / Flat shall be confirmed only upon the issuance of the letter of allotment by the company and the due / execution / acceptance of the same by Applicant(s).

C. REGISTRATION AND OTHER CHARGES. Registration charges (Stamp duty and incidental expenses there to as applicable at the time of registration), shall be extra and are to be borne by Applicant(s).

D. MODE OF PAYMENT. All payments from outside locations are to be paid through Demand Draft / Local Cheques and are to be made payable to B S Buildtech. Payable at Noida. After each payment the Applicant(s) must insist on duly signed receipt from the duly authorized personnel of the company.

E. DELAYED PAYMENT. Interest at the rate of 24% P.A. shall be charged on all delayed payments including the payment of the installments and other charges as per the payment plan accepted by the Applicant(s).

F. HOUSING LOANS. Loans from financial institutions to finance the said residential apartment may be availed by the applicant(s) at their own. Though the case of loans/ financial facility are to be applied for and pursued by the individual applicant(s) on their own. However, the company, at its sole discretion, may designate its executive(s) / officer(s) to provide support to the Applicant(s) towards the availing of the loan/ financial facilities from the banks. Financial institutions but any such provision shall be without any obligation of any nature upon the company. In case the company designates such executive(s) / officer(s) then it shall not be open to the applicant(s) to shift the burden of delay in the approval of the loan/ financial facility or refusal to grant the same by any financial institution/ bank upon the company and the company shall not assume any liability in this regards. Further, if a particular institution / bank refuse extended financial assistance on any ground whatsoever, the applicants shall not make such a valid cause for non-payment / further installment / dues.

G. CANCELLATION CHARGES. That the flat allotted (s) / hereby agree(s) that out of the amount(s) paid payable by him/her/them towards the tentative booking of the residential flat, 10% of the total consideration of the flat shall be treated as the EARNEST MONEY to insure fulfillment of all terms and conditions by the applicant(s). Any default on the part of the applicant(s) towards the strict compliance of terms and conditions of the present application/ allotment agreement shall entitle the company to forfeit the earnest money. It is further agreed by the applicant(s) that:- 1. Amount paid by the applicant(s) towards the tentative booking prior to the execution of the allotment agreement shall not be refunded under any circumstances. 2. Upon the execution of the allotment agreement if for any reason whatsoever, the applicant(s) applies for the cancellation of the allotment in his/her/his/ her or if the allotment of applicant(s) is terminated by the company for the reason of any default(s) by the applicant(s) towards the compliance of the terms and conditions of such allotment/including any default in making the final payment as per the opted payment plan), then in such conditions the amount equal to earnest money and cancellation charges along with other incidental expenses incurred by company towards such allotment shall stand forfeited by the company and the balance amount, if any shall be refunded to the applicant(s) without any interest. 3. Upon cancellation / termination of the allotment, the refund of the balance payment, if any shall be made to the applicant(s) within 90 days from the date of the receipt of such request / termination or upon the re-allotment of the cancelled flat, whichever is later. However, before claiming such refund the applicant(s) shall be required to fulfil such other and additional conditions as may be required by the company in this regards.

H. POSSESSION. The company shall deliver the possession of the completed flat to applicant(s) only on payment of all due to the company and fulfillment of other terms and conditions.

I. CHANGES IN DRAWING/DESIGNS. Due to any unforeseen requirement of the authority / government/company, the company has every right to change the design(s) and specifications of an individual flat(s), tower(s) or the projects as a whole.

J. OTHER TERMS AND CONDITIONS. The applicant(s) undertake to abide by and comply with all the laws, rules and regulations, terms and conditions applicable (made applicable to said residential apartment/projects. Other terms and conditions in allotment/lease agreement shall also apply. In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable notwithstanding the installment and due dates mentioned herein. In case of down payment plan, if applicant(s) fail to pay the installment in the promised frame, the payment plan will be automatically considered to be the time linked / construction linked plan which ever is available. Also the down payment instalment or any discounts will be taken off. The court at Noida shall alone have the jurisdiction in case of any dispute. We here by declare that I/We have gone through and understood the terms and conditions mentioned above and shall abide by the same.

Signature of First Applicant Signature of the Co-Applicant

FOR OFFICE USE ONLY

CHECK LIST PAN CARD NO. | ADDRESS PROOF | IDENTITY PROOF | PASSPORT

DETAILS OF BOOKING PERSON 1. NAME : 2. ADDRESS :

3. CONTACT NO. : 4. COMPANY NAME :

BOOKED BY : CHECKED BY : APPROVED BY :

For B S BUILDTECH Authorised Signatory

A Blend of Royal Design & Elegance

TENTATIVE APPLICATION FORM