



**Change life into Luxury . . .
It's time.**





Application for booking of an apartment in _____ Tower/ _____
Floor at _____

“VICTORY ACE”, Plot No. GH-02, Sector-143, Noida, Distt. Gautam Budh Nagar.

M/s Dream Procon Pvt. Ltd.

702-704, D-Mall, Netaji Subhash Place

Pitampura, Delhi – 110 034

Dear Sir/Madam,

- a) It is requested that the applicant may be allotted an apartment in the proposed project and/or an exclusive right to use parking space(s) (hereinafter defined) in Victory Ace situated at Plot No. GH-02, Sector-143, Noida, Distt. Gautam Budh Nagar, hereinafter called as “said complex”, as per the Company's:-

Down Payment Plan:

Flexi Payment Plan:

Construction Linked Payment Plan:

- b) The Applicant encloses here with a sum of ₹ _____
(Rupees _____ only) by cash/ bank draft/cheque no. _____
Dated _____ /drawn on _____ in favour of
“**Dream Procon Pvt. Ltd.**”, payable at _____ as booking amount.

- c) The Applicant acknowledges that the Dream Procon Pvt. Ltd. herein after called as “said Company” has provided all the information and clarifications as sought by the applicant. The applicant is satisfied with the same. The applicant has also relied on his/her own judgment and conducting enquiry before deciding to apply for booking of the a apartment. The applicant has not relied upon nor is influenced by any architect's plans, advertisement, representations, warranties, statements of estimates of any nature whatsoever, whether written or oral made by Company or by any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical conditions of the said complex /apartment. This application is complete and self contained in all respects, no oral or any written representation or statements shall be considered constituting part of this application.

- d) The applicant agrees that if the company allots the said apartment (hereinafter defined) then the applicant agrees to pay the total price (hereinafter defined) and all other amounts, charges and dues as per the payment plan opted by the applicant and/or as and when demanded by the Company or in accordance with the terms of this application/agreement (hereinafter defined) that shall be executed by the Company in accordance with Company's standard formats . The Applicant has read and understood the terms and conditions of this application, stated herein after and is agreeable to the same.

The particulars of the Applicant(s) are given below for Company's reference and record :

1.(I) **SOLE OR FIRST APPLICANT(S) Mr./Mrs./Ms.** _____

S/W/D of _____

Nationality _____ Age _____ Years, Profession _____

Resident Status: Resident/Non-Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Mailing Address _____

Tel No. _____ Fax No. _____

Office Name & Address _____

_____ Tel Nos _____

E.Mail ID _____ Mobile _____

(II) **JOINT OR SECOND APPLICANT (S) Mr./Mrs./Ms.** _____

S/W/D of _____

Nationality _____ Age _____ Years, Profession _____

Resident Status: Resident/Non-Resident/Foreign National of Indian Origin _____

Income Tax Permanent Account No. _____

Mailing Address _____

Tel No. _____ Fax No. _____

Office Name & Address _____

Tel No. _____ Fax No. _____

E.Mail ID _____ Mobile _____

OR

*M/s _____

a partnership company duly registered under the Indian Partnership Act 1932, through its partner authorized by resolution dated _____

Shri/Smt. _____ (copy of the resolution signed by all partners required).

PAN/TIN: _____ Registration No. _____

OR

**M/s _____ a company registered under The Companies Act, 1956 having its corporate identification no. _____ and having its registered office at _____ through its duly authorized signatory Shri/Smt. _____ authorized by Board Resolution (copy of board resolution along with a certified copy of Memorandum & Articles of Associations required) PAN _____
 (**Delete it whichever is not applicable)

2. DETAIL OF DESIRED APARTMENT

Apartment No.: _____ Floor: _____ Type: _____
 Block: _____ Super area: _____ Sq. Mtr. (approx) (_____ Sq. Ft. (approx))
 Covered Area _____ Sq. mtr. (approx) (_____ Sq. Ft. (approx))

3. DETAIL OF PRICING

Basic Sale Price: ₹ _____ /- (Rupees _____ only)

Optional Items

A) Car Parking:

- (1) Open @ ₹ _____
- (2) Basement Parking @ ₹ _____
- (3) Additional Parking @ ₹ _____
- Total Parking / Parking Price @ ₹ _____

B) Power Backup (Installation Charges)

1.0KVA free of cost for each apartment

Above 1.0 KVA and up to 10KVA

Additional Power Backup Required () KVA

Total Power Backup (Installation Charges) @ ₹ _____

C) Lease Rent: The lease rent charges ₹ _____ per Sq. ft. X _____ sq. ft. = ₹ _____

D) Fire Fighting & External Electrification Charges ₹ _____ per Sq. ft. X _____ = ₹ _____

E) Lifetime membership charges of CLUB : ₹ _____ /- Per Apartment

F) Interest Free Maintenance Security: ₹ _____ per sq. ft. X _____ = ₹ _____

Service tax will be applicable on

- a) Basic Cost @ % _____
- b) Other charges @ % _____
- Final Basic Cost ₹ _____ /- (Rupees _____ only)

DECLARATION

This Applicant does hereby declare that the above particulars/information given by him/her is true and correct and nothing has been concealed there from.

Yours faithfully

Date _____

Signature of First Applicant

Place _____

Signature of Second Applicant

4. FOR OFFICE USE ONLY

Mode of Booking: Direct/ Agent _____

Location Booked _____ Date of Booking _____

Discount offered: _____ Authorized by _____

Application Filed by: _____ Date _____

Application Checked by: _____ Date _____

Application approved by: _____ Date _____

5. "SCHEDULE OF PAYMENT"

Final Basic Sale Price: ₹ _____ (Rupees _____ only)

Plan A - Down Payment Plan

	Date	Total Cost	
		Percentage	Amount (₹)
On booking		10% of (B.S.P)	
Within 45 days of booking		85% of (B.S.P)+ Parking	
On offer of possession		5% of (B.S.P) + L.R+ E.E.C+ FFC+IDC+PB+IFMS+ other charges if any	

Plan B - Flexi Payment Plan

	Date	Total Cost	
		Percentage	Amount (₹)
On booking		10% of (B.S.P)	
Within 30 days of booking		5% of (B.S.P)	
On start of excavation		25% of (B.S.P)	
On start of basement slab casting		10% of (B.S.P)	
On start of 2 nd floor slab casting		10% of (B.S.P)	
On start of 6 th floor slab casting		10% of (B.S.P)	
On start of 9 th floor slab casting		10% of (B.S.P) + (PARKING)	
On start of 15 th floor slab Casting		10% of (B.S.P) + C.M	
On start of top floor slab casting		5% of (B.S.P) + (E.E.C + F.F.C)	
On offer of possession		5% of (B.S.P) + L.R+E.D.C + I.D.C+ P.B +IFMS+ any other charges if any	

Plan C - Construction Link Payment Plan

	Date	Total Cost	
		Percentage	Amount (₹)
On booking		10% of (B.S.P)	
On start of excavation		10% of (B.S.P)	
On Start of Raft Casting		10% of (B.S.P)	
On start of basement slab casting		10% of (B.S.P)	
On start of 2 nd floor slab casting		10% of (B.S.P)	
On start of 6 th floor slab casting		10% of (B.S.P)	
On start of 9 th floor slab casting		10% of (B.S.P)	
On start of 15 th floor slab Casting		10% of (B.S.P)	
On start of top floor slab casting		5% of (BSP) + Parking	
On start of External Plaster		5% of (B.S.P) + C.M	
On start of External Development		5% of (B.S.P) + (E.E.C + F.F.C)	
On offer of possession		5% of (B.S.P) + L.R+ E.D.C + I.D.C+ P.B +IFMS+ any other charges if any	

 B.S.P = Basic Sale Price + PLC
 C.M = Club Membership
 P.B. = Power Backup

 L.R. = Lease Rent
 F.F.C = Fire Fighting Charges
 I.F.M.S = Interest free Maintenance Security

 E.E.C = External Electrification Charges
 I.D.C = Internal Development Charges

 P.L.C. = Prime Location Charges
 E.D.C = External Development Charges

Signature of Applicant

Signature of Co Applicant.....

Terms and Condition

1. Nature of Booking

- a). This is a provisional booking for apartment mentioned overleaf in the project - “VICTORY ACE”.
- b). The provisional booking do not convey in favour of applicant any right, title or interest of whatsoever nature unless and until required documents such as Allotment Agreement is executed.
- c). That as per the Layout Plan it is envisaged that the apartments on all Floors shall be sold as an independent Apartment with impartable and undivided share in the land underneath the plot. The applicant shall not construct any thing on the terrace, however, the company shall have the right to explore the terrace in case of any change in the F.A.R., carry out construction of further apartment in the eventuality of such change in the F.A.R. However, if as result thereof, there is any change in the boundaries or areas of the said Apartment, the same shall be valid and binding on the applicant.

2. Registration & Other Charges

- a). Lease Rent, Registration Charges, Stamp Duty Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the applicant.
- b). Other Statutory taxes as applicable from time to time shall be extra and are to be borne by the applicant.

3. Mode of Payment

- a). All payments from outstation locations are to be paid through Demand Drafts only. Demand Drafts/local cheques are to be made payable to **Dream Procon Pvt. Ltd.**, The applicant must insist on a duly signed receipt from authorized personnel.
- b). That the schedule of installments under Payment Plan shall be final and binding on the applicant. It is made clear that time for payment is the essence of this application.
- c). That in exceptional circumstances, the company may, in its sole discretion condone the delay in payment by charging interest @ 24% per annum. In the event of the company waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would assure to any other defaulter applicant.

4. Delayed Payments

- a). Interest at the rate of 2% per month shall be charged on all delayed payments from the due date for the delayed period.

5. Cancellation Charges

- a). In case of cancellation either of booking or agreement, the statutory charges shall be 15% of the agreed sale consideration.
- b). Refund, if any, shall be made to the applicant within 90 Days from the receipt of cancellation letter with valid reason for cancellation, after adjusting the statutory deduction.

6. Additions & Alterations

- a). Cost of any additions and alterations made over and above specification mentioned in the brochure at the request of the applicant shall be charged extra.

7. Possession

- a). Since it is large project having number of buildings, the construction will be completed in phase. All the major common facilities will be completed only after completion of construction of all the phases. As such the applicant must take the possession of his/her/their own apartment as soon as it is made available for possession.
- b). That the Company shall complete the development / construction of the apartment within 30 months from the date of execution of Allotment

Signature of Applicant

Signature of Co-Applicant.....

Agreement / Project being Bankable, whichever is earlier and with an extended period of 6 months thereof. In case of delay in construction of the said apartment attributable of delay of company, the company would pay a sum at the rate of ₹ 7/- per sq. ft. saleable area per month for the period of three months and ₹ 10/- per sq. ft. saleable area per month for the delay beyond three months to the applicant, provided however that the applicant has made payment of all installments towards the sale consideration amount of the said apartment in time and without making any delay to the company.

- c). That in case the applicant fail to take possession of apartment within 'Fit-out-period', he/she/they will pay penalty as per clause mentioned hereinafter.
- d). That in case the applicant fails to take possession of Apartment within given "Fit-out-period", ₹ 7/- per sq. ft. will be charged for the delay of First month and ₹ 10/- sq. ft. will be charged for delay during second month from the date of expiry of said "Fit-out-period".
- e). The company shall handover the possession of the completed apartment to the applicant only on payment of all dues to the company.

8. Changed in Drawings / Designs

- a). Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s.
- b). That if for any reason, whether within or outside the control of the company, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the applicant will be refunded in full, without interests.

9. Other Terms and Conditions

- a). Other terms and conditions mentioned in Allotment Agreement shall apply.
- b). In case, the apartment 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 installments and dues dates mentioned herein.
- c). In case of down payment plan, if the applicant fails to pay the installments in the promised time frame, the payment plan will be automatically considered as flexi link/construction linked plan whichever available. Also the down payment rebates or any other discount will be taken off.

10. That the applicant has/have to pay monthly Maintenance charges as decided by the company at the time of offer of possession to the Company or any other maintenance agency whatsoever.

- a). That the Interest Free Security Deposit given by the applicant to the company or nominee of the company is transferable to the applicant / Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.
 - (i). All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.
 - (ii). Security gates with intercom, lift rooms at terrace without terrace right.

Note: Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, parks, parking spaces (excepting what has been allotted by an agreement to applicant or tot-lots, space for public amenities, shopping centres or any other space will remain the property of the company.

11. That the applicant is aware that various apartment are being allotted to various persons under uniform terms and conditions. The applicant agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to resident of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.

12. That the Apartment shall be used for activities as are permissible under the Law.

13. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'COMPANY', the applicant hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always

Signature of Applicant

Signature of Co Applicant.....

held in the city of Delhi, India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The High Court of Delhi and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.

14. That in case of NRI/Foreign National applicant the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the applicant.
15. That in case, the applicant makes any payment to any other person/company, except **Dream Procon Pvt. Ltd.** against his/her/their booked apartment, then the applicant will be solely responsible and liable for the said payment.



Signature of Applicant

Signature of Co-Applicant.....

SPECIFICATIONS

STRUCTURE

Earthquake Resistant RCC Frame structure.

LIVING & DINING

Floor: Marble Stone/ Vitrified Tiles.
Walls: Painted with pleasing shades of Distemper /Emulsion paint.
Ceiling: Painted with pleasing shades of Distemper / Emulsion paint.
Air Conditioner: Energy efficient Air Conditioner.

BEDROOM

Floor: Vitrified Tile/ laminated wooden flooring.
Walls: Painted with pleasing shades of Distemper/ Emulsion paint
Ceiling: Painted with pleasing shades of Distemper / Emulsion paint.
Air Conditioner: Energy efficient Air Conditioner in each room.
Wardrobe: Modular type wardrobe.

BALCONIES

Floor: Group 5 Tiles.
Walls: Painted with long elastic water repellent paint.
Ceiling: Painted with pleasing shades of Distemper / Emulsion paint.
Railing: MS railing with enamel paint.

KITCHEN

Floor: Group 5 Tiles.
Walls: Ceramic/Glazed Tiles up to 2ft. height above counter level rest
Painted with pleasing shade of Distemper/Emulsion paint.
Platform: Granite counter with stainless steel sink.
Cabinets: Modular Kitchen with laminated finish with Accessories.
Chimney & Hob: SS Finish.
Refrigerator : Energy Efficient Refrigerator.

TOILETS

Floor: Group 5 Tiles.
Walls: Ceramic Tiles up to 7"0" ceiling heights.
Fitting & Fixture: Excellent quality WC and Wash basin with single level Mixture with shower, CP brass fitting & provision for hot & cold water system.

DOORS & WINDOWS

Entrance Door: Seasoned hardwood frames with both side teak finish flush doors.
Internal/ External Door: Flush Door Shutters with Paint/ Polish.
Windows: UPVC/ Aluminum.

ELECTRICAL

Standby power of 1KVA for each apartment.
100% power backup for common area facilities.
Light and Fan in all Rooms.
Provision for exhaust fans in kitchen and toilets.
Television/ Telephone point in living room and all bedrooms.
Intercom facility from security cabin to each apartment.
Copper coated wiring. Provision for plug points in each kitchen, toilet, bedrooms & dining room

Signature of Applicant

Signature of Co Applicant



Address:

Dream Procon Pvt. Ltd.

Registered Office: 702-704, D Mall, Netaji Subhash Place, Pitampura,

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