

### APPLICATION FORM

I/We hereby apply for the allotment of unit in your Group Housing project (Residential/Commercial) mentioned overleaf. I/We also declare that particulars mentioned below are true & nothing has been concealed.

**Sole/First Applicant :** \_\_\_\_\_

Son of / Daughter of / Wife of : \_\_\_\_\_

Mailing Address : \_\_\_\_\_

Pin : \_\_\_\_\_

D.O.B. : \_\_\_\_\_ Tel. : \_\_\_\_\_ Mobile : \_\_\_\_\_

E-mail : \_\_\_\_\_

Permanent Add. : \_\_\_\_\_

Signature

Income Tax PAN (Permanent Account Number) : \_\_\_\_\_ Nationality : \_\_\_\_\_

**Second Applicant :** \_\_\_\_\_

Son of / Daughter of / Wife of : \_\_\_\_\_

Mailing Address : \_\_\_\_\_

Pin : \_\_\_\_\_

D.O.B. : \_\_\_\_\_ Tel. : \_\_\_\_\_ Mobile : \_\_\_\_\_

E-mail : \_\_\_\_\_

Date of Booking : \_\_\_\_\_

Name of Project : \_\_\_\_\_

Tower Name/Block: \_\_\_\_\_

Preferential Floor : \_\_\_\_\_ Preferential Shop/Terrace No. : \_\_\_\_\_

Carpet area of \_\_\_\_\_ square meters (\_\_\_\_\_ square feet) and Super area of \_\_\_\_\_ square meters (\_\_\_\_\_ square feet)

Signature

Broker Stamp  
&  
Signature

PARTICULARS	DETAILS	AMOUNT
Basic Sale Price (BSP)	Rs. _____. @ Rs. _____ per Sq.ft.	
Cost of exclusive balcony/verandah (if applicable):		
Cost of exclusive open terrace area (if applicable):	@ Rs. _____ per Sq.ft.	
Proportionate cost of common areas	@ Rs. _____ per Sq.ft.	
Preferential Location Charges	@ Rs. _____ per Sq.ft.	
Floor		
Facing		
Facing		
Taxes (GST)Goods & Service Tax (GST)	@ Rs. _____ per Sq.ft. @ Rs. _____ per Sq.ft. @ Rs. _____ per Sq.ft. (@ _____ %) – Rs. _____	
Additional Charges		
ADC	@ Rs. _____ per Sq.ft.	
Development Charges	@ Rs. _____ per Sq.ft.	
External Electrification Charges (EEC)	@ Rs. _____ per Sq.ft.	
Fire Fitting Connection Charges	@ Rs. _____ per Sq.ft.	
Power Backup	@ Rs. _____ per Sq.ft.	
One Time Usage charges of Car Parking	Open <input type="checkbox"/> Covered <input type="checkbox"/>	
Club Membership	@ Rs. _____	
Advance maintenance charges	@ Rs. _____ per sq.ft.	
<b>Other (if any)</b>		
	<b>TOTAL</b>	
Total in words .....		
.....		

1. The Applicant has seen and verified that the Plot No GH-03A, Sector- 12, Greater Noida (West), Gautam Budh Nagar, Uttar Pradesh, admeasuring 20,000 Square Meters (Project Land), has been leased by

Signature Main Applicant

Signature Co-Applicant(A)

Approved by

GNIDA, in favour of the Land Owner i.e. Lotus SRS Buildtech Pvt. Ltd., vide the lease deed dated 28th April, 2016, bearing document No.20344, in Book No.1, Volume No.10906 on Pages 287 to 330, duly registered in the office of Sub-Registrar Sadar, Gautam Buddh Nagar on 29.04.2016 ("Lease Deed") wherein currently available Residential Floor Area Ratio ("FAR") as per the Applicable Law / Zoning Plan of GNIDA, is 3.5 ("Current FAR"). The Project Plot also has the provision of 5% Green Building FAR, Future FAR & Transit Oriented Development (TOD)/Metro FAR.

2. The Applicant has seen and verified that the Developer has acquired rights to Develop the Project Land under the Joint Development Agreement (JDA) and the Developer is developing and constructing 4 Towers and Commercial Space/Complex/Area under the name and style of "VVIP Addresses" (hereinafter referred to as the 'Said Project') on the Project Plot. Under the JDA the Developer has also acquired rights and is fully competent and empowered to allot and sell the Units in the Said project and all the legal formalities with respect to the right, title and interest of the Developer regarding the Project Plot on which Project is to be constructed have been completed.

3. The applicant confirms that the Developer has clarified to the Applicant that the layout plan/site Plan and Building plan to be developed/constructed on the Project Plot, is approved by the GNIDA vide Sanction letter bearing No. PLG/BP"; SM-28-Feb-2024:20506 dated 19.09.2024 and is attached as 'Annexure-A' of this Application.

4. That the Applicant has checked, verified and is/are satisfied that the Developer has registered the project under the provisions of the RERA Act with Uttar Pradesh Real Estate Regulatory Authority at \_\_\_\_\_ on \_\_\_\_\_ under Registration No. \_\_\_\_\_.

5. That the Applicant has checked, verified and is/are satisfied that the Environmental Clearance under the provision of the EIA Notification 2006 regarding the Said Project at Plot No. GH-03A, Sector-12, Greater Noida, District- Gautam Budha Nagar, Uttar Pradesh, has already been obtained from the State Environment Impact Assessment Authority(SEIAA), Uttar Pradesh vide Letter dated 02.07.2024 in proposal number SIA/UP/INFRA2/470979/2024 dated 30/04/2024 having EC Identification No. EC24C3801UP5392034N and File No. 8967.

6. That the Applicant has checked, verified and is/are satisfied that No Objection Certificate for Height Clearance regarding the said project at Project Plot has already been issued by Airports Authority of India vide NOC bearing No. AAI/RHQ/NR/ATM/NOC/2024/392/1438-41 dated 21.05.2024 in pursuance of its responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th September, 2015 amended by GSR 770 (E) dated 17th December, 2020 for safe and Regular Aircrafts Operations.

7. That the Applicant(s) confirms that he/she/they has/have approached the Developer voluntarily and with the intent to purchase the Unit in the project from the Developer and the Developer has given access to the Applicant to all the documents including the Approvals, sanction plans, permissions etc. and the Applicant(s) has/have seen and studied the same and consulted experts on the relevant documents/papers pertaining to the said Project and is/are fully satisfied that the development and selling rights of the Developer are clear and valid for the above said Project and the Developer has the requisite right and authority of marketing the said Project and to book/register/allot/sell the Unit to the Applicant(s).

8. That the Applicant(s) is/are also satisfied that the Project in its entirety is in accordance with the provisions of the U.P Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 and the Applicant(s) has/have seen and understood the plans, designs, and specifications of the said Unit in the said Project and is willing to purchase the Unit being satisfied therefrom.

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Signature Main Applicant

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Signature Co-Applicant(A)

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Approved by

9. That the Applicant(s) confirms that Applicant(s) has/have studied, consulted experts and have understood the concept of the Super Area and Carpet Area and that for the purpose of calculating the Sale price in respect of the Unit, the Super Area of the Unit will be taken into consideration which includes the covered area of the Unit, area under the periphery walls, area under columns and walls within the Unit, balcony area, half of the area of the wall common with adjoining Unit as well as proportionate share of the service areas to be utilized for common use and facilities viz. areas under stair case, circulation areas, walls, lifts, shafts, passages, corridors, lobbies, refuge area, stilts and the like, while the 'Carpet Area' of the Unit is only the covered area of the unit.

10. The Applicant acknowledges and understands that the submission of this signed application and/or the receipt of the amount paid by the Applicant to the Developer shall not constitute a right to allotment of Unit in favour of the Applicant. The Applicant confirms that submission of this Application does not constitute any binding contract/agreement to sell the Unit. The Applicant agrees that only upon execution of Builder Buyer Agreement between the Applicant and Developer, the provisional Allotment of the Unit shall become final and binding on the Applicant and Developer in accordance with the terms and conditions contained therein.

11. The Applicant agrees and confirms that in the event any development or construction work is undertaken by the Developer on the Project land within the Said Group Housing Project, the Applicant shall not raise objection of any nature whatsoever.

12. The Applicant agrees and confirms that if there is any change of policy of government by way of any circular, notification, legislation etc. resulting in enhancement of Floor Area Ratio of the Project, the Developer shall have the right to suitably amend the building plans and related approvals of the project accordingly and in compliance with Applicable Laws.

13. The Applicant has confirmed that in the event of any increase in the FAR of the Project or in case the Developer purchases additional FAR, the same shall solely be the property and under the ownership of Owner/Developer and Allottee shall have no right, title or interest on the increased or purchased FAR and his consent shall also be treated as a "No-Objection" to enable Developer to obtain sanction of revision of the Plans from Competent Authority, if required and the No Objection of the Applicant to the Developer to deal with such increased/additional FAR as per its discretion and as it deems fit.

14. The Applicant has agreed and confirmed that 10% of Basic Sale Price shall form the Earnest Money. That the Applicant hereby agrees that in the event of failure of the Applicant to perform his/their obligations or to fulfill all the terms and conditions set out in this Application form or failure to execute builder buyer agreement upon payment of earnest money, or any default/delay in payment may lead to cancellation of booking and may also attract an interest at the rate as prescribed under Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016 at the relevant time, if any or at the rate of State Bank of India's highest marginal cost of lending rate plus two percent shall be charged per annum, also upon such cancellation the Applicant hereby authorizes the Developer to forfeit the earnest money as aforementioned.

15. The Consideration detailed above is for the Carpet Area of the Unit.

16. The Applicant has considered and understand that in addition to the Sale Consideration as set out in payment plan he/she/it is also liable to pay additional Charges as GST, Registry, One time Car Parking Usage Charges (if any), Possession Charges as demanded by the Developer at the time of Possession such as Utility connection charges e.g. IGL, water, electricity meter charges, sewerage and other Charges (if applicable) besides advance maintenance of 24 months, Interest Free Maintenance Security (IFMS) to the Developer/Maintenance Agency as the case may be as applicable at the relevant time etc..

17. The Applicant is submitting this Application after being apprised and agreed to that Complete Booking Amount is 10% of Basic Sale Price and the same is to be paid within 15 Days of submission of this Application.

18. The Applicant agrees that any default/delay in payment may attract an interest at the rate as prescribed under Uttar Pradesh Real Estate (Regulations and Development) Rules, 2016 at the relevant time, if any or at the rate of State Bank of India's highest marginal cost of lending rate plus two percent shall be charged per annum or may lead to cancellation of this booking.

19. The Applicant understand that the provisional booking of the unit will be confirmed only on receipt of the total due payments of unit as per the payment plan opted by the Applicant and also on the fulfillment of terms and condition of which shall be final and binding.

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Signature Main Applicant

Signature Co-Applicant(A)

Approved by

20. That the Applicant agree and confirm that in case the Provisional allottee/applicant, at any time before execution of Builder Buyer Agreement, desires for surrender of registration cum Booking/provisional allotment or Company cancels the provisional allotment/booking due to payment default of Booking amount, I/We agree that, subject to sole discretion of the company, 1% of the Basic Sales price of the apartment + taxes as applicable + the processing and administrative charges of 200 per sq.ft. or 10% of booking amount whichever is higher + outstanding interest till date + other charges ( if any ) will be deducted and balance shall be refunded without any interest.

21. On Receipt of \_\_\_\_% of total Cost of Apartment/Unit, Builder Buyer Agreement will be executed containing detailed term and condition.

22. The Terms and conditions mentioned herein shall be in addition to the terms and conditions of the Builder Buyer Agreement. In case of any contradiction or inconsistency between the terms and conditions mentioned herein and the terms and conditions as may be specified in Builder Buyer Agreement, the terms and conditions specified in the said Builder Buyer Agreement shall take precedence over the terms and conditions as set out herein.

23. The Applicant confirms and agrees that in case he/she/it wishes to avail finance facility for purchase of the Unit in the project from a Bank/Financial Institution, the responsibility of getting the loan sanctioned and disbursal, as per payment schedule shall rest exclusively on the Applicant. The Developer will only facilitate the Applicant in the process.

24. The applicant hereby agrees that the sale of the Unit is subject to force Majeure conditions or happening of events which the Developer could not have reasonably prevented or controlled.

25. All or any dispute arising out of or touching upon any term(s) of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitration. The arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 and/or statutory amendments/ modifications thereof for the time being in force. The place, seat and venue of the arbitration proceedings shall be at Delhi. The sole Arbitrator shall be appointed mutually and whose decision shall be final & binding on both parties.

26. That the Applicant has made this application voluntarily after being satisfied

27. All Cheques to be drawn in favour of Vibhor Vaibhav Infrahome Pvt. Ltd..

25. **Payment Plan :**

Down Payment Plan

Flexi Payment Plan

Construction Linked Plan

Under Any Special Scheme \_\_\_\_\_

Payment Due As per Plan \_\_\_\_\_

Attended By Whom at Site \_\_\_\_\_

Payment Through

Loan

Self

(by Chosen)

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Signature Main Applicant

Signature Co-Applicant(A)

Approved by

