



The desire to live life
the way you imagined !

Application Form for allotment of Residential Unit



GVT BUILDERS AND DEVELOPERS

Old Kalka Ambala Road, Near Proposed Golf Course
Gazipur, MC Zirakpur, Distt. Mohali-160104
Tel: +91-1762-650178 | E-mail: info@gvtbuilders.com

Dear Sir(s),

I/We wish to request for the allotment of a residential unit in your forthcoming residential project viz. "Green Valley Towers" situated at Old Kalka Ambala Road, Near Proposed Golf Course Gazipur, MC Zirakpur, Distt. Mohali, Punjab ("the Project") under the:

Down payment Installment Payment Plan

I/We hereby remit a sum of Rs. _____ (Rupees _____ only)

vide Cheque/No(s) _____ dated _____ in favour of "**GVT Builders and Developers**"

payable at Chandigarh as the booking amount.

I/ We agree and understand that this application does not constitute any offer or definitive allotment or any agreement to sell and I/we do not become entitled to the provisional and/or final allotment of a residential unit notwithstanding the fact that may have issued a receipt(s) in acknowledgment of the money tendered by me/us as Booking Amount to with this application.

In the event of accepting my/our application to allot a residential unit, I/we agree to pay all further installments of the sale price and all other monies/dues as stipulated in the payment plan along with this application (which may be altered at the time of execution of the Buyers' Agreement) as explained to me by **GVT Builders and Developers** and fully understood by me/us.

The said residential unit shall be deemed to be allotted to me only after I/we execute the buyer's agreement on the standard format provided by ("Buyer's Agreement") after carefully understanding, agreeing and undertaking to abide by the terms and conditions laid down therein and the legal implications thereof and after understanding my/our obligations and liabilities and the obligations and liabilities of ' as set forth in the Buyer's Agreement.

Notwithstanding anything contained herein in this Application, the Applicant understands that the Application will be considered as valid and proper only on realization of the amount tendered with the Application.

I/We have gone through the terms and conditions provided herein and have understood them and I/we hereby record my/our acceptance thereof.

Yours faithfully,

Signature of Sole / First Applicant

Date

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Place

Personal Details Form

Sole or First Applicant

(Mr/Ms/Mrs) _____
Son / Daughter / Wife of _____
Permanent Address _____
Telephone No. _____ Fax No. _____
Mobile. _____ Email _____
Office / Business Name & Address _____

Self Attested
Photograph
crossed
on form
and photograph

Tel. No. _____ Fax No. _____ Mob. _____ Email _____

Residential Status: Resident Non Resident Foreign National of Indian Origin

Income Tax Permanent Account No. _____ Passport No. _____ (copy enclosed)

Second Applicant

(Mr/Ms/Mrs) _____
Son / Daughter / Wife of _____
Permanent Address _____
Telephone No. _____ Fax No. _____
Mobile. _____ Email _____
Office / Business Name & Address _____

Self Attested
Photograph
crossed
on form
and photograph

Tel. No. _____ Fax No. _____ Mob. _____ Email _____

Residential Status: Resident Non Resident Foreign National of Indian Origin

Income Tax Permanent Account No. _____ Passport No. _____ (copy enclosed)

Third Applicant

(Mr/Ms/Mrs) _____
Son / Daughter / Wife of _____
Permanent Address _____
Telephone No. _____ Fax No. _____
Mobile. _____ Email _____
Office / Business Name & Address _____

Self Attested
Photograph
crossed
on form
and photograph

Tel. No. _____ Fax No. _____ Mob. _____ Email _____

Residential Status: Resident Non Resident Foreign National of Indian Origin

Income Tax Permanent Account No. _____ Passport No. _____ (copy enclosed)

In case of a HUF / Partnership / Company / Corporation / Society / Trust or other Legal entity Registration No., if any (Certified copy of the Board Resolution and the Memorandum & Articles of Association or Certified copy of the Resolution of the Governing Body/Managing Committee and the Bye Laws)

Signature of Sole / First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Details of Unit Required

Type _____
Super Area of unit _____ sq. ft. (approx.)
Tentative Unit No. _____ Floor No. _____ Tower No. _____

Sale Price

Basic Selling Price Rs. _____
Preferential Location Charge (PLC) Rs. _____
Interest Free Maintenance Deposit Charge (IFMD) Rs. _____
Car Parking _____ One Parking (Through Draw) _____
Club Membership Charge Rs. _____
Any other Charges Rs. _____
Aggregating to Rs. _____
(Rupees _____ only)

Payment Plan Opted

Down Payment Installment Payment Plan

1. Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of **GVT Builders and Developers**.
2. Allotment to Non Resident and National of Indian Origin shall be subject to Laws of Republic of India.
3. For Non Residents/Foreign nationals of Indian origin all remittances, acquisition/transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.

Declaration

I/we, the Applicant(s), do hereby declare that the above particulars/information/details given by me/us are true and correct and nothing has been concealed there from. In case of any false or misleading information provided by the Applicant(s), the Company shall be entitled to cancel the allotment and take appropriate measures for indemnification vis-a-vis such cancellation.

Yours faithfully,

Signature of Sole / First Applicant

Date

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

Place

For Office Use

APPLICATION STATUS: Accepted Rejected

Type _____

Super Area of Unit _____ sq. ft. (approx.)

Tentative Unit No. _____ Floor No. _____ Tower No. _____

Basic Selling Price Rs. _____

Preferential Location Charge (PLC) Rs. _____

Interest Free Maintenance Deposit Charge (IFMD) Rs. _____

Car Parking One Parking (Through Draw) _____

Club Membership Charge Rs. _____

Any other Charges Rs. _____

Aggregating to Rs. _____

(Rupees _____ only)

Booking Amount received vide Receipt No. _____ Dated _____ Rs. _____

(Rupees _____ only)

PAYMENT PLAN: Down Payment Installment

BOOKING: Direct Through Sales Associates

Sales Associate's Name _____

Address and Stamp with signature _____

Remarks _____



Check list for receiving officer:

Resident of India:

- Copy of PAN card.
- Address proof
- 3 Photographs

Partnership Firm:

- Copy of PAN card of the partnership firm.
- Copy of partnership deed.
- In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company:

- Copy of PAN card of the company.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the company.
- Board resolution authorizing the signatory of the application form to buy property on behalf of the company.

Hindu Undivided Family (HUF):

- Copy of PAN card of HUF.
- Authority letter from all co-parcenors of HUF authorizing the Karta to act on behalf of HUF

NRI Foreign National of Indian Origin:

- Copy of the individuals passport.
- In case of demand draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the allottee.
- In case of a cheque, all payments should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

Name

Authorised Signatory

Date

General terms & conditions for registration for allotment of flat in Green Valley Towers, Zirakpur

1. THAT the intending allottee(s) has applied for registration for allotment of a flat with full knowledge of laws, notifications and rules applicable to this area.
2. THAT the intending allottee(s) has fully satisfied himself about the interest and title of the company in the Project comprised in Zirakpur.
3. THAT the intending allottee(s) shall pay to the Company the consideration, as per the payment plan annexed hereto.
4. THAT the intending allottee(s) shall pay the basic price and other charges on the basis of "Super Area" which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the Services viz. area under staircases, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas.
5. THAT for preferentially located flats, extra charges as stipulated shall be payable by the intending allottee(s)
6. THAT the time of payment of instalments as per the payment plan shall be the essence of this agreement. It shall be incumbent on the intending allottee(s) to comply with the terms of payment and other terms and conditions of allotment and sale. In case, the payment of any instalment is delayed, the intending allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount, @18% p.a. compounded at the time of every succeeding instalment. However, if the intending allottee(s) fails to pay any instalment with interest within 90 days, from due date, the company shall have the right to forfeit the entire amount of Earnest/Registration money deposited by the intending allottee(s) and in such a case the allotment of the said flat shall stand cancelled and the intending allottee(s) shall be left with no right or lien on the said flat. The amount paid, if any, over and above the Registration/Earnest money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, due from the intending allottee(s).
7. THAT Earnest Money shall be deemed to be 10% of the total amount payable.
8. THAT basic price of the flat is firm.
9. THAT the basic price is inclusive of the external development charges (EDC) for external services to be provided by the Punjab Govt. as applicable on the date of grant of Licence, however in the event of any increase in the External Development Charges, thereafter, the same shall be payable by the intending allottee(s) proportionately as and when demanded by the Company.
10. THAT all taxes and statutory levies presently payable in relation to land comprised in Zirakpur have been included in the price of the flat. However, in case, any further increase and/or any fresh tax, charges, cess, duty, levy, etc. by the Govt. or other statutory authorities, the same shall be payable by the allottee(s) proportionately on demand of the company.
11. THAT if for any reason the Company is not in a position to allot the flat applied for, the company shall be responsible only to consider allotment of an alternative property or refund of the amount deposited with simple interest at the rate of 7% p.a. However, the Company shall not be liable for any compensation on this account.
12. THAT the company shall have the right to effect suitable and necessary alterations in the layout plan, if and when found necessary. Such alterations may include change in the floor, block and number of the flat. To implement any such change and if considered necessary a supplementary agreement, may be executed with the allottee(s). Further if there is any increase/decrease in the super area of the Apartment, revised price will be payable/adjustable at the original rate at which the flat has been booked for sale.
13. THAT the specifications of the flat are subject to change as necessitated during construction. In such an event material of equally good quality shall be used.
14. THAT after completion of flat and receipt of full consideration stamp duty, or other charges payable by the intending allottee(s), the conveyance deed shall be executed in favour of the intending allottee(s). Presence of the allottee(s) is required before the registration authorities and the intending allottee(s) shall make, himself/ herself/ themselves available for the purpose.
15. THAT the Company would pay to the allottee(s) amount @ Rs.5/- per sq. ft. per month for any delay in offering possession of the flat beyond the period stipulated in the apartment buyers agreement for delivery of possession.
16. THAT the intending allottee(s) shall take possession of the flat within 30 days from the date of final notice of the possession failing which the intending allottee(s) shall be deemed to have taken possession of the flat. In such a case the Company shall not be responsible for any loss or damage to the finishes/ fittings/ fixtures in the flat, occurred due to failure of the allottee(s) to take possession within the stipulated time. Besides, holding charges @ Rs.5/- per sq. ft. and the maintenance, as determined by the Company/ Maintenance agency, shall also be payable by the allottee(s) till such time the allottee(s) takes physical possession of the flat.
17. That the possession of the said Apartment is proposed to be delivered by the Owner/ Company to the Allottee within 40 months from the date of this agreement subject to timely payment by the Allottee of sale price, stamp duty and other charges due and payable according to the Payment Plan applicable to him/ her or as demanded by the Company. The Company shall hand over the physical possession of the apartment to the allottee for his/ her occupation and use, subject to the Allottee having complied with all the terms and conditions of the Apartment Buyers Agreement. If the Company fails to complete the construction of the said Building/ Apartment within 43 months (i.e. 40 months of period prescribed with grace period of 3 months) stipulated period as aforesaid then the Company shall pay to the Allottee compensation @ Rs 5/- per sq.ft. (Rs. 54/- per sq mtr) of the super area per month for the period of such delay after expiry of the period of 40 months. In the event the Allottee fails to take over the possession of the Apartment Allotted, within 30 days, day from the date of intimation offering Possession in writing by the Company, the same shall lie at the risk and cost of the Allottee and the Allottee shall be liable to pay to the Company compensation as Holding charges @ Rs 5/- per sq.ft. (Rs. 54/- per sq mtr) of the super area per Month for the entire period of such delay.
18. THAT as and when required, the intending allottee(s) will sign and execute all other Agreements and or for the purpose of obtaining electricity, power back-up facility, etc.
19. THAT the intending allottee(s) shall pay maintenance charges for maintenance of various common services and facilities (excluding internal maintenance of flat) in the complex, as determined by the company or its nominated agency until those services are handed over to the Association of Residents. The maintenance charges shall be payable at the time of possession.
20. THAT the Company shall provide Fire Safety measure as per existing Fire Safety Code/Regulation. If, due to any subsequent legislation, Govt. order or directive or guidelines, or if deemed necessary by the Company, any further fire safety means are required to be provided, the intending allottee(s) shall pay the same, on pro-rata basis.

Signature(s) of the Intending Allottee(s)

21. THAT the intending allottee(s) is entitled to get the name of his nominee substituted in his/her place with prior approval of the Company, who may in its discretion permit the same on such conditions as it may deem fit and proper and as per the guidelines issued by the local authorities, if any, in this regard.
22. THAT the intending allottee(s) shall get his/her complete address registered with the company at the time of booking and it shall be his/her responsibility to inform the company by registered AD letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the earlier registered address will be deemed to have been received by him/her at the time when those should ordinarily reach such address. Intending allottee(s) shall be responsible for any default in payment and/or other consequences that might occur therefrom.
23. THAT the intending allottee(s) shall solely be responsible for compliance with all applicable laws, notifications, guidelines, etc. for purchase of immovable property in India.
24. THAT the intending allottee(s) undertakes to abide by all the laws, rules and regulations "The Punjab Municipal Act 1911"
25. THAT the allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Apartment Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. required for the purpose.
26. THAT the allotment of the flat is the discretion of the Company and the company has a right to reject any offer/application.
27. THAT Courts, Punjab and Haryana High Court at Chandigarh alone shall have the jurisdiction in all matters arising out of and/or touching-or concerning this transaction.
28. THAT Non-Residents/Foreign National of Indian Origin allottee(s) shall abide the Foreign Exchange Laws, FEMA, RBI regulations etc. and the allottee(s) shall be solely responsible for any non-compliance of same.
29. Only such applications shall be deemed to be valid which are duly completed, signed and accompanied by initial deposit in the form of demand draft favouring "GVT BUILDERS AND DEVELOPERS" payable at Chandigarh. The said initial deposit will be treated as booking amount.
30. No interest will be paid on the initial deposit made with firm. If deal is cancelled and money will be returned without interest.
31. The intended allottee(s) will not demolish or damage or cause to be demolished or damaged the flat or any part thereof or any part thereof. However interiors can be done as per their convenience and design. Elevations and outside colour scheme can not be changed without written permission of the firm.
32. The intending allottee(s) will not throw or accumulate any dirt, rubbish and rages or permit the same to be thrown or accumulated in the common area or in the compound.
33. The intended allottee(s) shall not use the flat or parking space allotted for any purpose other than residential purpose and parking of the vehicle. The intended allottee(s) shall not store or bring hazardous, inflammable or obnoxious goods, materials or articles either in the parking space of flat.
34. Irrespective of place of signing or submitting of this application for the allotment of flat(s), the Punjab and Haryana High Court at Chandigarh alone have jurisdiction in relation to all the matters relating to the allotment and payment or any other matter relating to the flat(s).
35. The intending allottee(s) shall not use the premises for any activity other than residential.
36. The allottees shall not be allowed to bring pets inside the housing complex without the prior permission from the builders "Builders"/promoter. In case permission is granted to keep the pet, the allottees shall be responsible for the cleanliness of the lobby, common area etc. Further the permission may stand withdrawn if the pet is creating nuisance/disturbances to other residents of the complex.
37. The selling right of roof-tops shall vest with the "Builder".
38. That One Car Parking space shall be provided against each flat.
39. The Apartment would be provided with a power backup of 1.0 KW & 24 hours power back-up for common facility only.
40. The allottee(s) are abide to pay Electric Connection from P.S.E.B.
41. Maintenance charges at the time of possession @ Rs 12/- per sq. ft. per year for 2 year extra.
42. Transfer charges/ fee will be paid by the purchaser/ seller @ 2% of the Basic Sales Price.
43. Apartment would be provided with a power backup of 1.0 KW approx. If additional Load is required, it will be charged for Rs. 20000/- per KW approx.
44. Interest Free maintenance security shall be payable extra at the time of notice for possession. Interest Free Maintenance Security(IFMS) @ Rs. 25000/- will be payable by the allottee. The interest amount will be kept for the capital replacement of utility services equipment and the security is refundable and transferable.
45. Club membership charges @ Rs. 20000/- for life time.
46. Prices are subject to change without prior notice before booking at the sole discretion of the builders and the price ruling on the date of booking and acceptance by the builders shall be acceptable.

I/We, the above applicants do hereby declare that the above particulars/ information given by me/ us are true and correct to the best of my knowledge and nothing has been concealed therein. I/We also declare that the above terms and conditions have been read.

Signature(s) of the Intending Allottee(s)

General terms & conditions for registration For allotment of flat in Green Valley Towers, Zirakpur

Unit price of apartment : basic sale price (as applicable)

Area of the apartment - as applicable

Preferential location charges as applicable

Internal / external development charges already paid

(a) Down payment plan (down payment rebate - as applicable)

- On application for booking 10% of total price
- Within 60 days of booking 85% of total price - booking amount
- On offer of possession 5% of total price + maintenance + IFMS + club charges + power backup charges of additional load if required + stamp duty + other charges, if any

(b) Payment on installment basis

- On application for booking 10% of total price
- Within 45 days of booking 15% of total price
- On casting of stilt roof slab of tower in which apartment is booked 10% of total price
- On casting of 2nd floor slab 7.5% of total price
- On casting of 5th floor slab 7.5% of total price
- On casting of 8th floor slab 7.5% of total price
- On casting of 10th floor slab 7.5% of total price
- On casting of 13th floor slab 5% of total price
- On completion of brick work within apartment 5% of total price
- On completion of plumbing work 5% of total price
- On completion of electrification work within apartment 5% of total price
- On completion of internal plaster work 5% of total price
- On completion of all services within apartment 5% of total price + power backup charges of additional load if required
- On offer of possession 5% of total price + maintenance + IFMS + stamp duty + club charges + other charges, if any

Signature of Sole / First Applicant

Signature of Second Applicant (if any)

Signature of Third Applicant (if any)

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