

ADVANCE REGISTARTION FORM

Date:

To,

Greatvalue Projects India Limited
A 30 Sector 5 Noida

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Passport Size
Photograph

Re: Application for Advance Registration for Allotment of Apartment(s) in your proposed Group Housing Project, namely, Sharanam at Sector-107, Noida.

Dear Sir,

1. I/We understand that M/s. Greatvalue Projects India Limited (herein ‘**Company**’) is proposing to develop a Group Housing Project, namely Sharanam at Sector-107, Noida, in accordance with the permitted land use and sanctions from the concerned authorities and is receiving queries/applications relating to availability of Apartment(s) in the proposed Project. Accordingly, I/we request that I/we may be considered for advance registration for allotment of Apartment(s) having super built up area(sqft) in your proposed Project.
2. I/We will shall be making payment to you for Apartment @ Rs..... /sqft costing Rs._____ (“Basic Price”). I/We understand and agree that I/We shall not be entitled to any commission / further discount on the above Basic Price
3. I/We understand and agree that above rates reflect only the Basic Price of Apartment. All charges like Lease rent, Preferential Location Charges (PLC), Maintenance security, external electrification, parking charges, power back- up, value additions, utility connection charges etc. shall be additionally payable by me/us. These charges shall be as per price list of the Company .
4. I/we opt to pay the Basic price of the Apartment(s), as per the proposed payment plan mentioned hereunder:-

Sl No.	Installment	%age
1.	With this Application	10% of Basic Price
2.	Within 45 days from Allotment	10% of Basic Price
3.	Within 90 days from Allotment	10% of Basic Price
4.	Balance 70 % is payable in construction linked Installment as per prevailing Price List	70% of Basic Price

5. I/we remit herewith a sum of Rs. _____ (Rupees Only) by Cash/DD/Cheque bearing No. dated drawn on favoring M/s. _____, as Advance Registration Money. The said amount would be adjusted against the Booking Amount payable by me/us, when the Apartment(s) in the proposed Project is allotted in my/our name.
6. Further, I/we have clearly understood and hereby agree that this application does/would not constitute an Agreement to Sell and I/we would also not be entitled to any allotment of Apartment(s) notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this application. It is only after the Company allots the apartment and or I/we sign and execute the Allotment Agreement on the Company's standard format agreeing to abide by the terms and conditions laid down therein that the allotment shall become final and binding upon the Company.
7. I/We understand that the timely payment of installments as indicated in the payment plan above is the essence of the advance registration. Any delay in payments as per the plan will attract interest @ 24% p.a. The advance registration will automatically stand cancelled in case due payment is not cleared with in 30 days from the date of due.
8. I/We understand that 20% of the Basic Price shall be treated as Earnest Money . If,I/we withdraw/cancel this application before the allotment or do not adhere to the payment schedule, or other terms of this advance registration/ allotment or fail to execute and return the Allotment Agreement within the period, as may be notified after allotment by the Company, from the date of its dispatch by the Company then the Company may at its sole discretion treat my/our application as cancelled and in that event Advance Registration Money/Booking Amount /Earnest Money may be forfeited at the discretion of the Company and I/We shall not raise any claim, dispute etc against Company in this regard
9. I/we am/are making this application with the full knowledge that the Company has the sole right and discretion to decide on the location of the Apartment(s) in the proposed Project and I/we also understand and agree that areas of the Apartment(s) are tentative & subject to change and in case of variation in areas, necessary adjustment in cost plus or minus will be made at the rate prevailing at the time of registration .Further I/we shall not have objection in this regard in any manner, whatsoever.
10. I/we am/are making this application with the full knowledge that the Company is in process of acquiring land & obtaining lay-out plans/building plan approvals. Further, I/we understand & agree that the Company, if for any reason (s) including but not limited to abandoning of the proposed Project and/or non sanction of the lay-out plans/building plan, as the case may be, the Company is not in a position of finally allot the Apartment(s) applied for within a period of 12 months from the date of this application, or any further time extended at the sole discretion of the Company, I/we would like to have refund of the amount deposited with simple interest at the rate of 9% per annum calculated for the period for which such monies have been lying with the Company. In that event my/our application shall stand cancelled and no right, title, interest or claim of any nature, whatsoever, shall accrue to me/us in respect of the Apartment(s).
11. I/We shall not assign/transfer the interest/rights in this advance registration/allotment without the prior written approval of the Company. Further, I/We also agree to pay

prescribed transfer charges for such transfer/assignment and complete the necessary formalities as may be advised by the Company.

12. In the event of the Company agreeing to consider me for allotment of Apartment(s) in the proposed Project, I/we agree to pay further installments of Basic Price and other charges as per terms & conditions of the allotment and as per payment plan opted by me/us. I/we also agree to execute standard Allotment Agreement on allotment, as and when called upon by the Company and abide by the terms and conditions contained therein.
13. I/we further agree that I/we shall abide by the terms and conditions of the Company that are in force or that may be brought in to force from time to time, for allotment of the Apartment(s).
14. Our particulars area as follows:

Applicant
Name:
Address:
Phone No.
PAN No.

Co-Applicant
Name:
Address:
Phone No.
PAN No.

I/We, the above applicant(s), do hereby declare that the above particulars/information given by me/us is true & correct and nothing has been mis-represented/concealed therefrom.

Signatures 1st Applicant
Date _____
Place _____

Signatures 2nd Applicant

FOR OFFICE USE ONLY

Mode of booking: Direct / Agent _____

Dealing executive: _____ Checked / verified by : _____

NOTES:

- Lease hold.
- Prices are escalation free.
- The rebate for early payment (if any) may be allowed as may be decided by the Company from time to time, at its sole discretion.
- Registration fees, stamp duty, maintenance charges/security, and other miscellaneous charges shall be borne and paid by the applicant, as applicable.
- Prices indicated above are subject to revision from time to time at the sole discretion of the Company.
- Prices, terms and conditions stated herein are not exhaustive, and have been indicated merely to apprise the Applicant.
- Down Payment Discount is applicable only on Down Payment Plan.
- Super built up area includes covered area plus proportionate share of common areas like staircase, passage, corridors, other common spaces etc
- Service Tax, if any, shall be charged extra, as applicable.
- All taxes, charges, cess or fee etc, whatsoever or of any kind, present or that may be levied in future (including retrospectively) shall be borne and paid by the applicant.
- In case of NRI buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing and applicable shall be the responsibility of the applicant.

Signatures Applicant

Signatures Co-Applicant