



PALM DRIVE

Green Surroundings, Higher Horizons

SECTOR 2 & 3, PATAUDI

APPLICATION FORM

PHASE 2



Please fill in relevant portions of the APPLICATION FORM for individual/joint or other entity and submit the Application Form in the below mentioned address

Unit-10A, BTP Park Centra, Gurugram, Haryana

FOR OFFICE USE ONLY

Plot Number (applied for):

Name:

Channel Partner:

Payment to be strictly made only by Account Payee cheque/DD/Pay Order/RTGS in favour of
"VK & SONS BUILDWELL PVT. LTD."



VK & SONS BUILDWELL PVT LTD
From Ground to Greatness

**APPLICATION FOR ALLOTMENT
OF A RESIDENTIAL PLOT IN THE PROJECT
"PALM DRIVE-2" SITUATED AT SECTOR 2 AND 3,
PATAUDI, HARYANA.**

Dear Sir,

I/We request that I/We may be considered for allotment of a residential plot, as fully described in Performa hereinafter ("Plot") in your project PALM DRIVE-2 being developed on land admeasuring 8.35 acres situated at Sector 2 and 3, Pataudi, Gurgaon ("Project") which is being developed by VK & SONS BUILDWELL PVT. LTD. ("Developer") under Deen Dayal Jan Awas Yojna, 2016.

I/We opt to pay the Total Price of the Plot as per the Payment Plan enclosed herewith, selected and accepted by me/us.

I/We remit, herewith, a sum of Rs...../-(Rupees only) as per details below, as token advance equivalent to 10% of the Total Price being part payment towards the allotment of the Plot ("Booking Amount"):

S. No.	Cheque/DD/ RTGS No.	Dated	Amount (In Rs.)	Drawn in favour of

I/We understand that the submission of this signed application form and payment by me/us of the booking amount/token advances shall not constitute a right to allotment of the Plot and nor shall it create or result in any obligations on the Developer towards me/us. I/We agree and note that the allotment of the Plot is entirely at the sole discretion of the Developer and the Developer has the right to reject my / our application without assigning any reasons thereof and return the booking amounts/ token advances without interest.

I/We agree to pay future instalments of the Total Price as per terms and conditions of the allotment herein contained, and as per the Payment Plan annexed hereto.

I/We have read and understood the terms and conditions of the allotment and agree to abide by the same. I/We also agree to execute the standard Agreement for Sale /Builder Buyer Agreement containing detailed terms & Conditions and other subsequent agreements as and when called upon by the Developer.

I/We agree that the acceptance of my/our application does not entitle me/us to any right in the Plot until the Agreement for Sale /Builder Buyer Agreement is executed and all payments towards Total Price, in full, have been paid by me/us on or before the due dates. This Application does not constitute an agreement to sell.

PERFORMA

My/Our particulars are given below:

1. FOR SOLE OR FIRST APPLICANT

FIRST APPLICANT NAME:				
FATHER'S/HUSBAND,S NAME:				
DATE OF BIRTH (IN DD/MM/YY):				
NATIONALITY:				
PROFESSION/OCCUPATION:				
PERMANENT ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS:	RESIDENCE		MOBILE	
EMAIL ADDRESS:				
MARITAL STATUS:	MARRIED		SINGLE	
RESIDENT STATUS	RESIDENT		NON RESIDENT	
AADHAR NO				
PAN (Attach Form 60 or 61, as the case may be, if PAN is not available)				

2. CO-APPLICANT

CO-APPLICANT NAME:				
FATHER'S/HUSBAND,S NAME:				
DATE OF BIRTH (IN DD/MM/YY):				
NATIONALITY:				
PROFESSION/OCCUPATION:				
PERMANENT ADDRESS:				
CORRESPONDENCE ADDRESS:				
TELEPHONE NOS:	RESIDENCE		MOBILE	
EMAIL ADDRESS:				
MARITAL STATUS:	MARRIED		SINGLE	
RESIDENT STATUS	RESIDENT		NON RESIDENT	
AADHAR NO				
PAN (Attach Form 60 or 61, as the case may be, if PAN is not available)				

3. COMPANIES/ FIRMS/ SOCIETIES/ TRUST/ OTHERS

NAME OF COMPANY / FIRM / SOCIETY / TRUST:			
CIN/REGISTRATION NO:			
PAN NO:			
REGISTERED OFFICE ADDRESS:			
CORRESPONDENCE ADDRESS :			
TELEPHONE NOS.:	RESIDENCE		MOBILE
EMAIL ADDRESS :			
NAME OF AUTHORISED SIGNATORY:		MDHMR NO OF AUTHORISED SIGNATORY	
ADDRESS OF THE OF AUTHORISED SIGNATORY:			

DOCUMENTS TO BE SUBMITTED ALONG WITH THE BOOKING APPLICATION FORM

Resident of India:

- Copy of PAN Card.
- Photographs in all cases
- Copy of Aadhar Card.

Partnership Firm:

- Copy of PAN Card of the Partnership Firm.
- Copy of Partnership Deed.
- In case of the 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.
- Copy of Aadhar Card of Partners.
- GST Registration.

Hindu Undivided Family (HUF):

- Copy of PAN Card of HUF
- Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.
- Copy of Aadhar Ca

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.
- GST Resgistration.

NRI /Person of Indian Origin:

- Copy of the individual's passport/PIO Card
- Certificate by Indian Embassy of Country of residence
- In case of demand draft ("DD"), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO/FCNR account of allottee.
- In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer

PRICE DETAILS OF THE PLOT OPTED

Plot No.		Block No.	
Plot Area (in Sq. Mtrs.)		Plot Area (in Sq. Yds .)	

PLOT/PRICE DETAILSI	RATE	AREA	TOTAL RS
Basic Sale Price:	/ sq. yds	sq. yds	
External Development Charges	/ sq. yds	sq. yds	
Infrastructure Development Charges	/ sq. yds	sq. yds	
Preferential Location Charges (Corner)	/ sq. yds	sq. yds	
Preferential Location Charges (Park)	/ sq. yds	sq. yds	
Preferential Location Charges			
(24 mfr. Facing)	/ sq. yds	sq. yds	
Total Sale Consideration			
Any Other Charges			
GRAND TOTAL			

- Total Price of the Plot excludes IFMS, power back up charges for common area and maintenance charges applicable from the offer of possession due date and the rate shall be decided by the Developer.
- GST, if any, becomes applicable shall be payable by the Applicant.
- Stamp duty charges shall be payable by the Applicant prior to the execution and registration of this Agreement to sell and conveyance deed respectively; and
- Registration charges shall be payable by the Applicant directly at the Sub-Registrar's office at the time of Registration of this Agreement to sell and conveyance deed respectively.

If through Dealer give his particulars (Affix Rubber Stamp)

Name.....

Address..... Permanent Account No (PAN)

DECLARATION:

I/We the undersigned (Sole/First and Second Applicant) do hereby declare that the above mentioned particulars/ informations given by me/us are true and correct and nothing has been concealed there from .

Yours faithfully,

Sole/First Applicant's Signature

Name.....

Second Applicant's Signature

Name.....

FOR OFFICE USE ONLY	
RECEIVED BY	
CHEQUE NO.	
AMOUNT (IN RS.)	
BROKER NAME	
BROKER CONTACT NO.	
BROKER EMAIL	
VERIFIED BY	
DATE	
OTHERS	

NOTES:

1. The Total Price as mentioned above includes EDC/IDC etc., as applicable at present and in case there is any change in the EDC/IDC etc., the Total Price payable shall be increased/ decreased based on such change/modification.
2. All payments are to be made by demand draft/pay order/cheque only drawn in favour of "VK & SONS BUILDWELL PVT. LTD.", payable at Gurugram.

INDICATIVE TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT OF RESIDENTIAL PLOT IN THE PROJECT PALM DRIVE-2 AT SECTOR -2 and 3, HARYANA

The Applicant(s) will be allotted the residential Plot on the following broad terms and conditions, and these terms and conditions shall be comprehensively set out in the Agreement for Sale (hereinafter referred to as the "Agreement"). The following terms and conditions amongst other terms and conditions are indicative in nature, and shall always remain binding on the Applicant(s).

1. The Developer has registered the Project under the provisions of HARERA with the Haryana Real Estate Regulatory Authority at Gurugram having registration no. HARERA-XXX-XXX-XXX-XXXX under the name of "PALM DRIVE-2", PATAUDI.
2. The Developer shall be responsible to provide and maintain essential services in the Project till the taking over of the maintenance of the Project by the association of allottees or competent authority, as the case may be, upon the issuance of the occupation certificate/part thereof, part completion certificate/completion certificate of the Project, as the case may be. The cost of such maintenance for initial 3 (Three) months (from the date of offer of possession) has been included in the Total Price of the Plot for residential usage.
3. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Developer up to the date of handing over the possession of the Plot for residential usage to the Applicant(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:
 - Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Applicant(s) to the Developer shall be increased/ decreased based on such change/ modification:
 - Provided further, if there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the Project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said Project by the Authority, as per the Act, the same shall not be charged from the Applicant(s).
4. In case there are joint applicant(s), all communications shall be sent by the Developer to the first applicant only at the mailing address given by him which shall be deemed as served on all

Applicant(s) and no separate communications shall be sent to the joint applicant(s) . The address given in this Application Form shall be final unless any change is intimated under Registered AD letter. All demand notices, letters etc., posted at the given address shall be deemed to have been received by the Applicant(s) and the Applicant(s) shall be responsible for any default in payment and other consequences that might occur there from .

5. All payments by the Applicant(s) shall be made to the Developer through Demand Drafts/Cheques drawn upon scheduled banks in favour of "VK & Sons Buildwell Pvt. Ltd." payable at VK AND SONS BUILDWELL PL PALM DRIVE 2 MC , ACCOUNT NO.-50200113837274, IFSC-HDFC0001718 only. In cases of dishonour of the cheque(s) comprising the Booking Amount I token ad vances or any other instalment due to any reason, without prejudice to any other legal right or remedy the Developer may have, the Developer may accept a fresh cheque by imposing the charges imposed by the bank and/or the Developer reserves its right to cancel the allotment and treat the Booking Amount/ token advance as forfeited, and the Developer shall be freely entitled to re-allot the Plot to any other third party.
6. All or any disputes arising out or touching upon or in relation to the terms and conditions 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 the authority and compensation if any, to be adjudged by the adjudicating officer under the Act, the rules and regulations made there under.
7. Preferential location charges as per applicable rates shall be charged by the company over and above the basic sale price if any.
8. The basic sale price includes cost of plot/floor only. All other charges shall be paid and borne additionally by the intending allottee.
9. Maintenance, possession charges, security and other auxiliary charges as may be imposed by the promoter and developer and all other HUDNGovt./Local body charges shall be paid and borne by the intending allottee in addition to the basic sale price of the residential plot/floor.

Payment Plan

Option 1 – Construction-Linked Payment Plan for Project

Sr. No	Milestone	Payment %
1	At the time of Booking	10%
2	Within 15 days from the date of Execution of Builder Buyer Agreement	15%
3	Within 15 days from commencement of Boundary Wall work	10%
4	Within 15 days from commencement of sewer line	25%
5	Within 15 days from commencement of Water line work & Completion of sewer line	15%
6	Within 15 days from commencement of electric laying of cables and erection of street lights & Completion of Water line work	10%
7	At the time of completion of electrical work and application of completion certificate	10%
8	At the time of offer of Possession	5%

Option 2 – Down Payment Plan for Project

Sr. No	Milestone	Payment %
1	At the time of Booking	10%
2	Within 15 days from Booking (at the time of BBA)	50%
3	On Offer of Possession	40%

1. The Construction Milestones Mentioned in the Payment Plan are Interchangeable.
2. Payment as per completed Milestones will be applicable at time of Sale/Purchase by the Allottee.
3. BSP refers to Basic Sale Price.
4. Electrification charges as applicable will be payable by the Allottee.
5. TDS @1% can be deducted from every payment made by the Allottee as per Section 194-IA of the Income Tax Act,1961.
6. Any other additional charges (Including but not limited to Possession, Filing Charges etc.) shall be payable by the allottee on/ after the offer of possession.
7. Additional EDC/IDC or any other charges as levied by various Authorities will be payable by the Allottee.
8. Maintenance charges for one year in advance may be charged by the Developer.
9. The Payment Plan/ Scheme is subject to change/revision/withdrawal at any time at the sole discretion of the company.
10. Stamp duty, Registration cost and administration charges with respect to the buyer's agreement and conveyance deed of the plot to be borne by the Allottee.
11. Any additional statutory taxes and levies that are applicable, prospectively or retrospectively, as

imposed by the concerned authority will be borne by the Allottee.

12. 10% payment shall be done at the time of booking and the remaining payment shall be done as per schedule of payment.
13. BOCW Charges as applicable will be payable by Allottee.



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