HAWELIA GROUP
Hamesha Se Hamesha Ke Liye

HAWELIA ValenovaPark

BOOKING REQUEST FORM

Application Form No:_____ Date:_____

To,

HAWELIA BUILDERS PRIVATE LIMITED,
HAWELIA VALENOVA PARK, PLOT NO. CP-GH-05A
SECTOR TECHZONE-IV, GREATER NOIDA WEST
GAUTAMBUDH NAGAR, UTTAR PRADESH

Dear Sir,

I/We request to register my/our expression of interest ("EOI") for provisional allotment of a residential unit ('Unit') as per details given below, in the group housing project **"HAWELIA VALENOVA PARK"** being developed at Plot no. CP-GH-05A, Sector Techzone-IV, Greater Noida West (popularly known as Noida extension).

In the event the Company agrees to allot a residential unit, I/We further agree to sign and execute the necessary Allotment Letter, stipulating the terms and conditions for the allotment and registration of the said unit as and when desired by the company on the company's standard format Allotment Letter, which inter alia include the firm endeavoring to give possession of the said unit to me/us in stipulated time subject to my/our making timely payments as per agreed and approved payment plan of the total sale consideration and other charges.

I/We understand that the said Group Housing Plot No. CP-GH-05A, admeasuring 14920.00 Sq. Mtrs. Sector Techzone-IV, Greater Noida West, Gautam Budh Nagar, U.P. was leased to **M/s Hawelia Builders Private Limited,** a company incorporated under the provision of the Companies Act, 1956, by M/s Amrapali Centurian Park Private Limited vide sub-lease deed dated 05.06.2013 registered with Sub-Registrar-Sadar, Gautam Budh Nagar on 06.06.2013, as Book No.1, Jild No. 13407, from pages 179 to 208, and bearing document No. 13662. WHEREAS the said plot was part of the sub-division of project namely "Amrapali Centurian Park" of Plot No. GH-05, admeasuring 272916.00 Sq. Mtrs., Sector Techzone-IV, Greater Noida West, Gautam Budh Nagar, U.P. after getting necessary approval of Sub-division Plan/Master Plan by Greater Noida Industrial Development Authority (GNIDA- A Body corporate constituted under U.P. Industrial Development Area Act, 1976). WHEREAS **M/s Amrapali Centurian Park Private Limited** has taken over physical possession of the said Plot on 17.02.2011, after executing the Lease Deed dated 17.02.2011 in respect of the aforesaid plot of land for 90 years from the date of its execution, the same is registered with Sub-Registrar-Sadar, Gautam Budh Nagar on 17.02.2011, as Book No.1, Jild No. 7993, from pages 23 to 56, and bearing document No. 2673. WHEREAS the said Plot was allotted to M/s Amrapali Centurian Park Private Limited in consortium from GNIDA on leasehold basis under scheme BRS-03/2010/14 for the development, marketing of Group Housing Pockets/Apartments/Plots.

I/We in the meantime sign and execute this Application Form and agree to abide by the terms and conditions as contained herein including but not limited to those relating to payment of sale price and other charges, forfeiture of earnest money as contained herein and the Allotment Letter.

I/We hereby enclosing herewith a sum of Rs. _____/- (Rupees _____ _____only) vide Cheque / Bank Draft No.(s) _____ dated _____ drawn on _____ payable at Delhi/Noida in favor of "**HAWELIA BUILDERS PRIVATE LIMITED**" as earnest money/part earnest money for the provisional allotment of residential unit.

I/We agree to pay further installments as per agreed and approved payment plan of the total sale consideration and other charges.

Authorized Signatory
M/s Hawelia Builders Private Limited

Sole/First Applicant Co-Applicant 1 Co-Applicant 2

HAWELIA GROUP
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HAWELIA ValenovaPark

My/Our particulars as mentioned below may be recorded for reference and communication:

Sole/First Applicant

Applicant Name: _____
Son/Wife/Daughter of: _____
Permanent Address: _____
_____
Correspondence Address: _____
_____
Residential Status: INDIAN_____ NON RESIDENT INDIAN_____
Telephone: _____ Mobile: _____
E-mail: _____ Date of Birth: _____
Nationality: _____ Income Tax Permanent Account No. (PAN):_____

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others ☐
Office Name: _____Designation:_____
Office Address: _____
_____

Co Applicant-1

Applicant Name: _____
Son/Wife/Daughter of: _____
Permanent Address: _____
_____
Correspondence Address: _____
_____
Residential Status: INDIAN_____ NON RESIDENT INDIAN_____
Telephone: _____ Mobile: _____
E-mail: _____ Date of Birth: _____
Nationality: _____ Income Tax Permanent Account No. (PAN):_____

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others ☐
Office Name: _____Designation:_____
Office Address: _____
_____

Co Applicant-2

Applicant Name: _____
Son/Wife/Daughter of: _____
Permanent Address: _____
_____
Correspondence Address: _____
_____
Residential Status: INDIAN_____ NON RESIDENT INDIAN_____
Telephone: _____ Mobile: _____
E-mail: _____ Date of Birth: _____
Nationality: _____ Income Tax Permanent Account No. (PAN):_____

Occupation: Government Servant ☐ Self Employed ☐ Private Sector ☐ Professional ☐ Others ☐
Office Name: _____Designation:_____
Office Address: _____
_____

Authorized Signatory
M/s Hawelia Builders Private Limited

Sole/First Applicant Co-Applicant 1 Co-Applicant 2

Payment Plan

SPECIAL CLP PLAN (40:30:30)			
PAYMENT STRUCTURE	**TOWER-A/B/C/D**	**TOWER-E**	**TOWER-F**
40% of Total Cost	On Booking request	On Booking request	On Booking request
30% of Total Cost	Amount due within 100 days of booking	Amount due on completion of external plaster	Amount due on casting of top floor roof
30% of Total Cost + IFMS + Any other Charges	Amount due on offer of possession	Amount due on offer of possession	Amount due on offer of possession

SPECIAL PAYMENT PLAN-II (50:50)	
PAYMENT STRUCTURE	**TOWER-A/B/C/D/E**
50% of Cost	On Booking request
50% of Cost + IFMS + Any other Charges	Amount due on offer of possession

DOWN PAYMENT PLAN (10:80:10)	
PAYMENT STRUCTURE	**TOWER-A/B/C/D/E/F**
10% of Total Cost	On Booking request
10% of Total Cost	Within 15 days of booking request
70% of Total Cost	Amount due within 30 days of booking request
10% of Total Cost + IFMS + Any other Charges	Amount due on offer of possession

* Total Cost stands for Total Selling Price plus additional charges i.e. additional Power back-Up Installation, Lease Rent, EEC, FFC & Club membership.

Authorized Signatory
M/s Hawelia Builders Private Limited

Sole/First Applicant Co-Applicant 1 Co-Applicant 2

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DETAILS OF THE UNITS REQUIRED FOR PROVISIONAL REGISTRATION

Flat No: _____Tower No: _____ Type: _____ Floor: _____

Total Area: _____ Carpet Area: _____

Details of Pricing:

i) **Total Sale Price (TSP)**: = **Rs.** _____

ii) **Car Parking Usage Right**: (Any one)

Open Parking Usage Right _____
Covered Parking Usage Right _____
Big Covered Parking Usage Right _____

Parking Level ☐ *Basement* ☐ *Podium*

(iii) **Power Back-Up (Installation only - Non- Refundable):**

2BHK-MIG: 2kVA ☐ 3BHK-HIG: 3kVA ☐

(iii) **Other Charges (One Time & Non- Refundable):**

i. One Time Lease Rent = Rs. _____

ii. External Electrification Charges = Rs. _____

iii. Fire Fighting Charges = Rs. _____

iv. Additional Power Back-up Installation Charges @ Rs. 20000/kVA x _____ kVA = Rs. _____

v. Club Membership Charges (One Time Membership Charges) = Rs. _____

vi. Interest Free Maintenance Security (IFMS) @ Rs. 25 Per sqft x _____ sqft = Rs. _____

Total Other Charges = **Rs.** _____

TOTAL FLAT COST: **Rs.**_____**/- (IN FIGURE)**

Rupees _____

_____ **only (IN WORDS)**

Goods & Service Tax (GST) would be charged as applicable (on prevailing rate) at the time of each payment.

I/We, the applicant (s) do hereby declare that my/our application for allotment of a unit is irrevocable and that the above particulars/information/details given by me/us are true and correct and no material fact has been concealed there from. In case of any false or misleading information provided by the applicant (s), the company shall be entitled to forfeit the amount deposited by the Applicant(s) as per the rules and regulation of the company.

Authorized Signatory
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Sole/First Applicant Co-Applicant 1 Co-Applicant 2

Documents to be enclosed:

1. Booking Amount by Cheque/Bank Draft (s) (Outstation Cheques will not be acceptable).
2. One Photograph each of intending allottee(s).
3. Pan Number: Copy of PAN Card / Undertaking Form No. 60.
4. Address proof: Copy of Passport/Voter ID/Electricity bill.
5. *For Partnership Firm:* Copy of Partnership Deed, Authority Letter from all the partners authorizing the concerned partner to act on behalf of the Partnership firm.
6. *For Companies:* Memorandum & Articles of Association including Incorporation Certificate and Certified True copy of Board Resolution.
7. *For Foreign Nationals of Indian origin:* Copy of Passport/Funds from NRE/FCNR A/c.
8. *For NRI:* Copy of Passport & Payment through NRE/NRO A/c or foreign exchange remittance from abroad.
9. *For Hindu Undivided Family (HUF):* Authority letter from all co-parcenor's of HUF authorizing the Karta to act on behalf of HUF.

NOTES:

1. Total sale price is exclusive of:
   a) Registration charges, cost of stamp papers, documentation fees, official fees and other informal charges.
   b) Necessary payment required for External electrification, water connection charges, sewage connections & Fire fighting Installation charges.
   c) IFMS, Sinking Fund, monthly maintenance charges and usage charges of club facilities.
   d) One time lease rent charges.
   e) Any other charges as referred in the Allotment Letter.
2. All rights on terraces, basement, stilts, club etc, shall vest with the builder unless allotted separately.
3. Monthly maintenance charges (MMC) & advance MMC, club usage charges would be decided by the management at the time of offer of possession.
4. GST if applicable would be charged as on prevailing rate at the time of each payment.

INDICATIVE TERMS & CONDITIONS FORMING PART OF THIS APPLICATION FOR POVISIONAL ALLOTMENT OF A UNIT IN "*HAWELIA VALENOVA PARK*" GROUP HOUSING PROJECT AT SECTOR TECHZONE-IV, GREATER NOIDA WEST

The terms & conditions given below are tentative and of indicative nature with a view to acquaint the applicant with the terms & conditions which are comprehensively set out in the Allotment Letter which, upon execution, shall supersede the terms and conditions set out in this application.

That for all intents and purpose and for the purpose of the terms & conditions set out in this application, singular includes plural and masculine includes the feminine gender.

1. The Application is to be accompanied with the registration amount/earnest money payable i.e. 10% of the cost of unit as per payment plan, by A/c payee cheque or Bank draft favouring **HAWELIA BUILDERS PRIVATE LIMITED** payable at Noida/New Delhi. No outstation cheque/draft shall be accepted.

2. The company has allowed the Allottee(s) inspection of the site proposed buildings plan, specifications, ownership record of the aforesaid plot and all other relevant documents in relation thereto, and as a result hereof and/or otherwise the Allottee(s) have fully satisfied himself/herself/themselves in all respects with regard to, all the details of the unit, specifications, all total and carpet area details, all common facilities, the title and also the right and authority of the company to sell the unit. Other terms and conditions of the sale would be as per the standard Allotment Letter of the company as per Provisions of The Real Estate (Regulation and Development) Act, 2016.

3. The Total Area comprises of the covered areas, areas under walls, full areas of balconies, cupboards, Lift rooms, entrance lobbies, staircase, full area of attached terrace which is covered by projection and other projections

Authorized Signatory
M/s Hawelia Builders Private Limited

Sole/First Applicant Co-Applicant 1 Co-Applicant 2

whatsoever, together with proportionate share in the Common Areas and common facilities such as Passages, boundary wall, water supply arrangements, underground storage tanks, over head water tanks, and installations such as power, light, sewerage, electrical sub-station, fire shafts, etc.

4. The Carpet Area means the net usable floor area of the flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition of the Flat.

5. The building shall always be known as "**HAWELIA VALENOVA PARK**" and shall never be change by the Allottee(s) or anybody else.

6. Stamp duty, registration charges, legal miscellaneous expenses, electric meter connection charges, electrical connection load charges, IGL gas pipeline connection and infrastructure development charges, internet communication entertainment (ICE) charges, water & sewage connection charges, advance water charges, insurance charges and any other charges levied by Government with all applicable taxes shall be payable by the Allottee (as applicable) at the time of possession separately.

7. Possession against registration for tower A/B/C & D will be offered by 30th June 2018 with a grace period of 03 months thereof. Possession for tower E would be offered by approximately 31st December 2018 with a grace period 03 months thereof. Possession for tower F would be offered by approximately 30th September 2019 with a grace period 03 months thereof. In case of delay in construction of the said Flat/Unit beyond this date plus grace period which is not due to Force Majeure the company agrees to pay the penalty interest from the date of default @12% P.A for the period of delay only to the Applicant(s).

8. The project "**HAWELIA VALENOVA PARK**" has been registered under the Real Estate Regulatory Authority, Uttar Pradesh and obtained registration number i.e. **UPRERAPRJ8479.**

9. That any delay on account of the authority for issuance of the completion/occupancy certificate shall not be considered as any delay on account of the company. The date of applying the said certificate shall be presumed as the date of completion, the company shall not be liable for the penalty for delay in possession after the said date i.e. any claim for delay in possession will be confined upto the date of applying for the occupancy certificate only.

10. One single car parking usage rights is mandatory for each unit and would be allotted on the first cum first serve basis. Scooter/Two Wheelers/Cycle will be parked within the same parking space allotted to the intending Allottee(s).

11. Further, if there are any additional levies, taxes, cess, charges and fees etc as assessed and attributable to the Company on account of Government, statuary body or other local authority(s) order, the Allottee(s) will be liable to pay his/her/their share of such additional levies.

12. That the sanctioned plans, layout plan and specifications of the entire Project as drawn by the Company are in accordance with the approved plans and are subject to change if deemed necessary by the Company due to architectural and structural reasons or as may be required by the regulatory authorities of GNIDA, the Company may make suitable additions/alterations in the layout plans. Such alternations may include changes in the Area, Floor, Tower & number of the flat/Unit, the location and increase/decrease in the number of car parking slots allotted to the Applicant with prior permissions of concerned authority and Two-Third Allottee(s)/Residents members at that time. In regard to all such changes either at the instance of the regulatory authorities or otherwise decision of the Company on aforesaid reasons, shall be final and binding on the Applicant. Further, the Company reserves the right to suitably amend the terms and conditions as specified herein or as directed by **RERA.**

13. The company would pay the allottee(s) delayed charges per month of the delay attributable to the inability of the company in the handing over of the unit beyond the committed time of possession, subject to force MAJEURE circumstances. Similarly the customer would be liable to pay holding charges per month, if the customer fails to take the possession within 30 days from the date of issuance of the offer of possession. The proposed period of possession is mentioned in clause 7 above but the penalty will be payable only if the company does not give the possession within 03 months grace period of the above noted period. Delay Possession Charges would be offered/adjusted at the time of offer of possession and will be decided as per the Real Estate (Regulation and Development) Act, 2016.

Authorized Signatory
M/s Hawelia Builders Private Limited

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14. Timely Payment of instalments as per the agreed payment plan is the essence of the allotment. If an instalment is not paid on or before the due date, the company will charge 12% interest per annum on the delayed payment for the period of delay. However, if any instalment remains arrear for more than 2 consecutive demands, the allotment will automatically stand cancelled without any further intimation to the Allottee and the Allottee will cease to have any lien on the unit. In such a case, the amount deposited up to 10% of the basic price of the unit, will stand forfeited and the balance amount received by the company if any, will be refunded without any interest within suitable time period. However, in exceptional and genuine circumstances, the company may, at its sole discretion, condone the delay in by charging interest at 12% per annum of the amount outstanding, but shall not be bound to do so.

15. Further the general monthly maintenance charges (MMC) & advance MMC, club usage charges as decided by the company at the time of possession shall be payable by the Allottee(s) to the company every month.

16. In case the Allottee desires, transfer of allotment/ownership of unit, before possession, a processing fee shall be charged by the company at prevailing rate at that time for the total sale value which is to be payable by the Allottee(s) at the time of submitting the application for such transfer. Transfer of allotment shall however be permitted only after receipt of 50% of total sale price of the unit.

17. The Real Estate (Regulation and Development) Act, 2016, shall came into force on such date notified by the Central Govt. with the provisions and Rules framed there under as applicable to State of Uttar Pradesh, shall apply on the Allottee/Applicant and the Company. Any amendment/modification/changes made in terms of booking request form/allotment letter/agreement shall apply mutatis mutandis upon both the Allottee/Applicant and the Company accordingly. Further, the Company and Allottee/Applicant undertake to abide with the provisions and rules framed under **RERA 2016.**

18. The above terms and conditions are final and will be abided by under all circumstances except unavoidable circumstances like Force MAJEURE, natural calamities, amendments to be incorporated on behalf of the Government and related policies and authorities.

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us generally with the terms and conditions as comprehensively set out in the Allotment Letter which shall supersede the terms and conditions set out in this application.

Yours Faithfully

Date: _____

Signature of the Applicant(s) **Place:** _____

FOR OFFICE USE ONLY

Remarks: _____

Application received/checked by: _____

In the event the booking has been done through an agent, please give his particulars:

PAN:_____ GSTIN:_____ RERA REGN NO:_____

Name: _____ Address:_____

Mobile:_____ _____

Agent Stamp

Date: _____

Authorized Signatory Name: _____

Authorized Signatory
M/s Hawelia Builders Private Limited

Sole/First Applicant Co-Applicant 1 Co-Applicant 2