

APPLICATION FORM

PROJECT	PLOT / FLAT NO.	EXECUTIVE



VGN

CREATING ASSETS SINCE 1942



SI. NO.:

Date:

To,

Mr./ Mrs. Dear Sir / Madam,

Sub: Booking of residencial unit in VGN

Welcome to VGN.

With reference to the above, please find enclosed the following document.

(a) Application Form

Sign on all pages where indicated (First Applicant). In case of you adding a co-applicant, then the co-applicant must follow the same procedure and sign at the places marked (Second Applicant). We request you to kindly fill in the application form and affix one passport size photograph (pasted and duly signed), and return it to us along with a photocopy of your Passport and PAN Card.

Kindly contact the undersigned, if you need any clarification.

We wish you the best for your new home.

Thanking you.

Yours Sincerely,

Sales Representative

Name of the Sales Representative

PERSONAL DETAILS:

My/Our personal details are as follows:

Sl. No	Full Name of Applicant / Family members	Age	Son/ Daughter/ Wife of

Contact No. : App -1: Res. Off. Mob.
 App -2: Res. Off. Mob.
 App -1: E-Mail App -2: E-Mail

Permanent Address:

Applicant 1

No.:
 Street:
 City:Pincode:.....
 Country of Resident:

Applicant 2

No.:
 Street:
 City:Pincode:.....
 Country of Resident:

Communication Address:

Applicant 1

No.:
 Street:
 City:Pincode:.....
 Country of Resident:

Applicant 2

No.:
 Street:
 City:Pincode:.....
 Country of Resident:

Gender: Male Female

Gender: Male Female

Marital Status: Single Married

Single Married

No of Children: 1 2 3 & above

1 2 3 & above

Religion :

PAN No. :

Date of Birth :

Wedding Anniversary :

Resident Status:

Applicant 1 Resident Indian Non Resident Indian Person of Indian Origin

Applicant 2 Resident Indian Non Resident Indian Person of Indian Origin

Employment Status :

Applicant 1 Salaried Self-employed Retired Housewife

Applicant 2 Salaried Self-employed Retired Housewife

Industry Status :

IT / Non IT Banking Insurance Real Estate Retail Telecom FMCG NGO's

Aviation Automobile Hospitality Govt Education Teaching Others

If salaried:

Applicant 1

Designation:

Name of Employer:

Company Address:

Applicant 2

Designation:

Name of Employer:

Company Address:

If self-employed:

Applicant 1

Designation:

Name:

Nature of business:

Address:

Applicant 2

Designation:

Name:

Nature of business:

Address:

Gross income (Rs.) (per annum):

Applicant 1 0 - 3 Lakhs 3 - 6 Lakhs

6 - 12 Lakhs 12 - 18 Lakhs 18 - 24 Lakhs

24 - 48 Lakhs 48 Lakhs and above

Applicant 2 0 - 3 Lakhs 3 - 6 Lakhs

6 - 12 Lakhs 12 - 18 Lakhs 18 - 24 Lakhs

24 - 48 Lakhs 48 Lakhs and above

Vehicle details :

Applicant 1

Four-wheeler Two-wheeler Brand

Applicant 2

Four-wheeler Two-wheeler Brand

Are any EMI's being paid currently? **Applicant 1** Yes No **Applicant 2** Yes No

If yes, what is the EMI amount and when does it end? : **Applicant 1** (Rs). : **Applicant 2** (Rs). :

End Date:..... End Date:

Quantum of loan required:

Preferred bank loan:

HDFC LIC AXIS SBI ICICI INDIA BULLS DHFL Others

To,
VGN Projects Estates Pvt. Ltd.
 NO. Y-222, VGN Kimberly Towers, 2nd Avenue, Anna Nagar, Chennai - 600040

Application for Allotment of a Residential Unit at VGN
 The application form is to be duly filled in CAPITALS and signed by the Applicant(s).

Date:

Passport Size Photograph

(1st Applicant sign
across the photograph)

Passport Size Photograph

(2nd Applicant sign
across the photograph)

Dear Sir/Madam,

I/We,request that I/we may be allotted a Residential Unit
 at the above said Project situated at

I/We wish to apply for the same as per the following details.

Residential Unit Type : 1 BHK 2 BHK 3 BHK 4 BHK 5 BHK Villa Duplex Plot

Residential Block/Plot No. Core Floor

Unit No. Saleable Area Terrace area

I/We understand that the tentative cost details are as follows:

<input type="text"/>	Development charges
<input type="text"/>	Ameinites
<input type="text"/>	Other Charges
<input type="text"/>	EB
<input type="text"/>	Maintenance Charges (AMC)
<input type="text"/>	Other Charges
<input type="text"/>	Grand total including GST & Registration Charges

In addition, I/we am/are liable to pay any other statutory charges if applicable. I/we undertake to make payments as per the Payment Schedule in the Annexure. I/we understand that time is the essence of any contract entered with you with regard to the payment.

Signature of 1st Applicant

Signature of 2nd Applicant

I/we enclose a Cheque/Demand Draft No.dated drawn on
branchin favour of the Company, "VGN Projects Estates Pvt Ltd", for
Rs.....(Rupees.....Only).

I/we am/are also aware that my/our application for allotment is subject to your acceptance of the offer made by me/us in this application and if my/our application is rejected by you, I/we will have no claims whatsoever and I/we will accept the refund of the Booking Amount without any interest.

I/we also clearly understand that this application does not constitute an Agreement for Sale and I/we do not become entitled to the provisional/final allotment of a Residential Unit notwithstanding the fact that VGN ("Company") may have issued a receipt in acknowledgement of the money tendered with this application.

It is only after I/we execute a formal sale agreement agreeing to abide by the terms and conditions laid down therein shall the allotment become final and binding upon the Company.

Address for Registration :

Applicant 1

Same as Permanent Address

Same as Communication Address

Applicant 2

Same as Permanent Address

Same as Communication Address

POA (If any) :

Son of/Daughter of/Wife of : Age :

POA (Contact Details) Phone : Mobile :

Email id :

Religion :

PAN Card no. :

POA Address :

For POA, a photocopy of GPA has to be furnished.

I/we, the Applicant(s), hereby declare that my/our application for allotment by the Company is irrevocable and that the above particulars/information given by me/us are true and correct and nothing has been concealed therefrom.

Yours faithfully,

Date:

Place:

Signature of 1st Applicant

Signature of 2nd Applicant

FOR OFFICE USE ONLY

Receiving Officer

Name :

Signature:

Date:

I accepted/rejected Residential Block/Plot No. Core Floor Unit No.....

having a Saleable areasq. ft. Terrace area sq. ft..

The cost of the Residential Unit is as per the Annexure to this application. The cost does not include any tax paid or payable by the Company/its contractor by way of any Sales Tax, Works Contract Tax, GST and Educational Cess or any other tax by whatever name it is called in connection with the construction of the Project ("Taxes") which shall be proportionately paid by the Applicant(s).

Check list for Receiving Officer:

- (a) Booking amount (Cheques/Drafts): Yes No
- (b) Customer's Signature on all pages of the application: Yes No
- (c) PAN and Copy of PAN Card / Undertaking: Yes No
- (d) For Companies: Memorandum of Association and Articles of Association and certified copy of the Board Resolution: Yes No
- (e) For Firms: Copy of Partnership Deed and certified copy of Resolution: Yes No
- (f) For PIO's Copy of Passport/details of bank account/payment only through NRE/FCNRAA/c: Yes No
- (g) For Non Residents: Copy of Passport/details of bank account/payment only through NRE/NRO A/c: Yes No

Remarks:

Date:

Place:

Cleared On:

Authorized Signatory
VGN Projects Estates Pvt. Ltd.

GENERAL TERMS & CONDITIONS FOR REGISTRATION AND ALLOTMENT OF A RESIDENTIAL UNIT IN VGN

- A. The Applicant(s) has/have applied for provisional allotment of a residential unit with full knowledge of the laws/notifications and rules applicable to this area in general and this project in particular which have been explained by the Company and understood by him/her/them.
- B. The Applicant(s) has/have fully satisfied himself/herself/themselves with the nature of the rights, title, interest of the Company in the Project, which is to be developed by the Company as per the prevailing laws and regulations. The Applicant(s) has/have further understood all limitations and obligations in respect thereof.
- C. The Applicant(s) further agree(s) that the application shall be accompanied by a cheque/demand draft drawn in favour of the Company "VGN Projects Estates Pvt. Ltd.," Outstation cheques shall attract bank charges, if any.
- D. The booking amount Rs..... deposited shall be appropriated and treated as part of the total cost of construction.

Government Levies:

- A. If there is any increase in government taxes like service tax and other taxes, then proportionately cost of residential unit will be increased and the customer here by agrees to pay the same.

Cancellations:

In case at any stage, the applicant(s) seeks cancellation of the booking before signing the agreements, 5% of the unit cost will be deducted as cancellation fee by the company, and the balance amount will be refunded. In case of cancellations after signing the agreements, then 10% of the unit cost will be deducted and balance will be refunded. All such refunds shall be made only after identifying an alternate buyer and also on receipt of the payments from the said alternate buyer or a period of 60 days, whichever is later from the date of receipt of cancellation letter from the customer.

Payment Defaults:

Before agreement: if the customer fails to make payments as given in the payment schedule or fails to make 10% booking advance within 7 days from the date of signing this booking form, VGN reserves the right to cancel such booking after deducting 5% of the unit cost as cancellation fee by the company, and the balance amount will be refunded. All such refunds shall be made only after identifying an alternate buyer and also on receipt of the payments from the said alternate buyer or a period of 120 days, whichever is later.

Payments and Mortgage:

In case of remittances/payments/transfer of residential unit it shall be the sole responsibility of the Non Residential Indian/Person of Indian Origin (PIO)/Foreign Companies to comply with the provisions of the Foreign Exchange Management Act, 1999 or other statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India and to provide the Company with necessary permissions/approvals where required to enable the Company to fulfill its obligations.

- 1) If the customer opts for home loan funding to complete this purchase, the customer hereby agrees to choose the Direct Selling Agreement (DSA) identified by the developer for home loan sanction and disbursement for faster processing keeping in mind the project timelines.
- 2) In case the customer opts for own sources of funding, Post dated cheques (PDC) need to be issued at the time of booking to the sales representative.

Disputes and Arbitration:

A. Any and all disputes arising out of this booking application shall be settled by mediation failing which they shall be referred for Arbitration before a sole Arbitrator appointed by the Company whose decision shall be final and binding upon the parties. The Arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and any amendments thereto. The Applicant(s) agree that they shall have no objection if the Arbitrator so appointed is an employee/representative of the Company.

B. All disputes shall be subject to the jurisdiction of courts of Chennai only.

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 with the terms and conditions as comprehensively set out in the application. I/We shall be fully liable for any consequences in respect of defaults committed by me/us not binding by the terms and conditions contained in this application. I/We have now signed this application form and paid the monies thereof fully conscious of my liabilities and obligations including forfeiture of earnest money as may be imposed upon me. I/We further of my/our monies or in any manner whatsoever including but not limited as set out in the terms and conditions provided in this application, I/We shall be left with no right, title, interest or lien on the residential unit applied for and provisionally allotted to me/us in any manner whatsoever.

I/We further agree to abide by the terms and conditions of all permissions, sanctions and approvals etc., with regard to the development of the project. I/We also hereby given my/our unconditional acceptance to the Company to develop the project as per the approvals and also as per revised approvals, if any at a future date. Accordingly the provisional allotment of the undivided share of land is subject to change based on the revision in Floor Space Index.

Note: Individuals signing this application on behalf of the Applicant(s) (Individuals/Firm/Company/Minors) are requested to furnish the necessary proof.

Customer Signature

PROCEDURE AFTER BOOKING

1. After booking, the receipt for the amount received as the booking advance will be issued immediately.
2. Booking Form filled by you with all the information asked in the form will be maintained for all official records and the same will be reflected in the Agreements.
3. On booking you will be allotted an exclusive customer self - service portal with an user name and password. With this portal you can access all 360° information on your residential unit.
4. Loan Eligibility letter must be produced by the client within next 4 days after signing an allotment letter.
5. Loan Sanction Letter to be given by the client within 15 days from the date of loan eligibility.
6. Sale Agreement to be signed within 7 days from the date of booking.
7. VGN needs at least 10 days prior notice from your end to keep the documents ready for registration and the particulars like photographs, ID proof and address proof to be given at least 5 days before the registration.
8. After registration, the original sale deed will be handed over to the banker if you have gone through bank loan, or else we will handover the same directly to you after 15 working days from the date of registration.
9. I also hereby agree to receive necessary reminders through Mails / SMS / Whats app.

Customer Signature

VGN Representative



VGN PROJECTS ESTATES PVT. LTD.

No. Y-222, VGN Kimberly Towers, 2nd Avenue, Anna Nagar, Chennai - 600040.

Ph: +91-44-4343 9999 Fax: +91-44-4343 9988, www.vgn.in