



73/1, Anjanapura Main Road,
Narayanagar 1st Block,
Doddakallasandra, Kanakapura Main Road,
Bangalore - 560 062

VALUE PLUS

Application Date :

Unit No and Type :

Rate per Sft :



PERSONAL INFORMATION

Name: Mr/Mrs/Ms/Dr/M/s.

(First Name, Middle Initial, Last Name)

Leave space between each

Father's / Husband's Name

Marital Status

Single

Married

Spouse Name

Date of Birth [DD/MM/YY]

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Correspondence Address:

Pin Code

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Type of Organisation Private Limited
 Public Limited
 Govt. Service
 PSU
 Self employed / Business
 Others

No Of years in working 0 - 5 years 05 - 10 years 10 - 15 years
 15 - 20 years 20 - 30 years 30 years & above

Current annual income bracket Up to 5 Lakhs 05 - 10 Lakhs 10 - 15 Lakhs
 15 - 20 Lakhs 20 - 30 Lakhs 30 Lakhs & Above

PAYMENT DETAILS:

Advance Amount :

Cheque / Cash / Demand Draft No : Dated

Additional Information

Funding arrangement for purchase of Unit : Self funding Loan

Purchaser[s] Signature :

TERMS AND CONDITIONS

1. This application is made by the applicant requesting for allotment & expression of interest for allotment of residential unit in the above mentioned project.
2. MV & VAJRA DEVELOPERS (MVVD) reserves the right to either allot or refuse to allot the unit requested by the applicant and is subject to availability of unit.
3. This application will be processed by MVVD after the realization of the booking amount mentioned above in the payment details.
4. Only on receipt and confirmation of availability the allotment by MVVD shall be processed.
5. On confirmation of the availability and allotment, the Applicant & MVVD shall enter to Sale Agreement & Construction Agreement, which terms shall be binding on both the parties accordingly.
6. The stamp duty payable for the Sale agreement at the applicable rate shall be borne by the Applicant.
7. Applicable Bank charges will be levied for outstation cheques.
8. This booking will automatically stand cancelled if the payment made under this is returned / unpaid.
9. By signing the form, the Applicant(s) affirm that they have inspected the location of the project and satisfied with the same.
10. The Architectural features like Elevation, Colour / Colour combination, Tiles and Tile combinations or any other features affecting the aesthetics of the building, shown in the marketing brochures are only indicative and not subjective. MVVD reserves the right to change the same.
11. The applicant(s) agree to execute the Sale agreement & Construction Agreement for the unit booked and Undivided Share (UDS) in land, in MVVD's standard formats provided, within a period of **10** days from the date of this application/or confirmation of allotment from MVVD, whichever is earlier. In case of a failure to execute the agreements within the prescribed period as above, in the event the applicant (s) does not execute the agreements within a period of One month from the date of this application for the booking of the unit, then, MVVD shall at its option be entitled to cancel the unit/ booking. On such cancellation, MVVD shall have the right to deduct 05 % out of the booking amount Value agreed under this form by the Applicant, towards administrative charges or other expense. The applicant(s) shall be liable to pay all taxes, duties and statutory levies of whatsoever nature. The taxes, duties and statutory levies paid by the applicant(s) cannot be refunded by MVVD. Upon such cancellation, MVVD is entitled to allot and sell the undivided share in the land and the unit to any other purchaser and on such terms and conditions as MVVD deems fit. MVVD shall pay the applicant(s) the balance amount, if any, within two weeks.
12. The applicant(s) further agrees that the Allotment letter issued by MVVD is the provisional Allotment letter, expressing the intention to allot, the allotment and terms thereof shall be final only after the applicant(s) execute the Agreements as explained above.
13. The default car park will be allotted only at a later point in time by MVVD after the completion of the project. Allotment of additional car parks other than the default car parking is subject to availability and will be done on a first - come - first - served basis as per the price fixed at the time of allotment.
14. Notwithstanding the execution of the Agreements, the applicant(s) shall make the payments of the instalments within the time limit specified in the Demand Letter (Payment Request Letter). In case of any delay or default in making the instalment payment, MVVD shall charge compound interest at 24% per annum on monthly basis from the due date.
15. The applicant(s) further agree that no transfer or reassignment will be permitted without the prior approval of MVVD.
16. The applicant(s) agrees that the cancellation of the unit booked by them will be only in exceptional cases and for valid reasons that are to the satisfaction of MVVD. MVVD, at its sole discretion and on a case-to-case basis may consider / approve the request for unit cancellation.
17. The applicant(s) state that in case they decide to cancel the unit and if the same is considered / approved by MVVD, then MVVD is entitled to recover 10% of the total agreement value, interest accrued and administrative charges, if any, at the time of cancellation. Applicants shall be liable to pay all taxes, duties and statutory levies of whatsoever nature and that the taxes, duties and statutory levies paid by the applicants cannot be refunded by MVVD. After cancellation, MVVD is entitled to allot and sell the undivided share in the land and the unit to any other person and on such terms and conditions as MVVD deems fit, and to repay the applicant(s) the balance amount, if any, within five weeks from the date of resale without any interest.
18. MVVD can vary the price of the unsold units at its sole discretion and the same will not be applicable to this applicant.
19. The applicant(s) agree that only written and signed commitments by authorized personnel of MVVD and all such commitments expressed by the authorized personnel shall be subject to the approval and written confirmation of Partner of MVVD
20. It is the sole responsibility of the applicant(s) to provide the updated information (if any) to MVVD from time to time.

21. All correspondence exchanged between the applicant(s) and MVVD, in several forms of communication channels including courier, registered post, and emails are considered as official forms of communication. Any such communication returned to MVVD for whatever reason, is deemed as received by the applicant(s) and the applicant(s) agree(s) to abide by the content of such communication.
22. All the communication sent by MVVD to the applicant at the address given above shall be deemed to have been received by the applicant either by e-mail or by any other form of communication mentioned above. MVVD shall continue to correspond with the applicant at the address mentioned in the application unless the change of the address is given in writing and such changed address is confirmed by MVVD.
23. This application form is not transferable.
24. The applicant(s) declare that they have understood the terms and conditions herein.
25. No customization / modification from the applicant will be entertained by MVVD with respect to the unit booked.
26. The applicant(s) confirm that this Form/ Application is only a offer document for the purpose of formulation of valid Sale Agreement& Construction Agreement.
27. The terms and conditions under this Agreement are not exhaustive and only indicative. The Applicant confirms that this form is a non-binding document and expresses the intention of the Applicant pending consideration of Allotment.
28. The applicants confirm that all Promotional materials, advertisements, brochures, ad materials and all the contents thereof are indicative material and are subject to conditions and changes.
29. The standard plan / design shown / printed in the brochure / ad material will be executed in default. Only the modifications will only be done if technical issues / requirement arises, no customization will be entertained due to whatsoever reasons by the applicant. The statutory taxes will be applicable extra at actual.
30. All disputes relating to / arising out of this application form shall be subject to jurisdiction of the courts in Bangalore.

MANDATORY DOCUMENTS

Identification proof (copy of valid passport, drivers license, Permanent Account Number (PAN) card) - circle the one that is submitted.

Address proof (Aadhar, copy of valid passport, electricity bill, telephone bill).

DECLARATION BY PURCHASER

I / We the undersigned applicant(s) (first and second applicant), do hereby declare, that the above mentioned particulars / information given by me / us are irrevocable, true and correct to my / our knowledge and no material fact has been concealed there from. I / We have gone through the terms and conditions written in this application form and accept the same and which shall ipso - facto be applicable to my / our legal heirs and successors. I / We declare that in case of non-allotment of the applied unit, my / our claim shall be limited only to the extent of amount paid by me / us in relation to this application form. Sole/First Applicant Second Applicant

Signature : _____
(Purchaser)

Name : _____

Signature : _____
(Seller)

Name : _____