



GREATER DWARKA HOUSING SCHEME

MEMBERSHIP FORM

GREATER DWARKA MULTI-STATE C.G.H.S LIMITED

Registration no MSCS/CR/1195/2015

MEMBERSHIP FORM

To,

The President/ Secretary
Greater Dwarka Multi-State CGHS LTD
Flats No -125, Pocket -1, Sector 9,
Dwarka, New Delhi – 110075

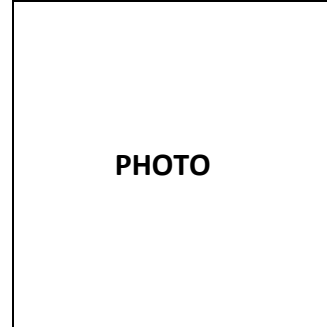
Dear Sir/ Madam

I / We submit herewith my / our application for **Greater Dwarka Multistate CGHS LTD** and request to enroll me / us as a nominal member of your society. I / We acknowledge that I / We have duly read rules and regulations/ bye-laws of the society and I / we agree to abide by them.

I /we remit herewith a sum of Rupees
..... Only by bank draft
/ Cheque no..... dated drawn in favor of
“GREATER DWARKA MULTISTATE CGHS LTD” payable at towards
provisional reservation of said apartment and car parking spaces allotted, if any (‘provisional
reservation money’) . All receipts issued shall be subject to realization of Cheques. In case of
Cheque / pay orders/ demand drafts payable outsidebank collection
charge of Rs..... shall be charged. In case the Cheques comprising of the
provisional reservation money is dishonored for any reason, the Society reserves the right to
cancel the registration without giving any notice to the Applicant (s).

(Signature)

SOLE/FIRST APPLICANT



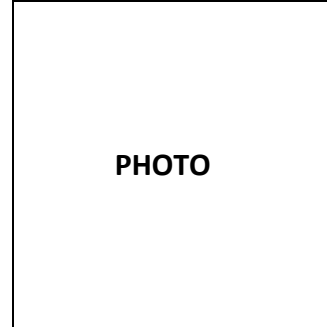
- Name: _____
- S/W/D of : _____
- Date of Birth _____
- Profession _____
- Income tax PAN : _____
- Mailing Address: _____
 - _____
- Permanent Address: _____
 - _____
- Pin code : _____ City: _____ State: _____
- telephone no: _____ Mobile: _____
- E-mail : _____
- Name of Nominee _____
- Nominee's age. Relationship & Address: _____

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

JOINT/SECOND APPLICANT



- Name: _____
- S/W/D of : _____
- Date of Birth _____
- Profession _____
- Income tax PAN : _____
- Mailing Address: _____
 - _____
- Permanent Address: _____
 - _____
- Pin code : _____ City: _____ State: _____
- telephone no: _____ Mobile: _____
- E-mail : _____
- Name of Nominee _____
- Nominee's age. Relationship & Address: _____

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

PRICE LIST & PAYMENT PLAN

Type of flat booked

Type of flat	2BHK <input type="checkbox"/>	2BHK+ST <input type="checkbox"/>	3BHK <input type="checkbox"/>	3BHK+SQ <input type="checkbox"/>	4BHK+SQ <input type="checkbox"/>
Area (in Sq . ft)					
Size (in Sq. ft)	1115	1350	1660	1930	2320

Price List

Type of flat	Area (in Sq. ft.)	BSP	Land Cost	Const. Cost

Total Land Cost in INR (Indian Rupees)

Area	Land Cost	Total Cost

NOTE: Cost of construction shall be taken as per Construction Linked Plan at the time of Commencement of construction after the approval from competent Authorities

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

RECITALS

In pursuance of the provisions of the Multi State Co-operative societies Act 2002, a society by the name of the **Greater Dwarka Multi State Co-operative Group Housing Society Limited**, has been registered as a **Multi State Cooperative Society** under section-7 of the **Multi State Cooperative Societies Act, 2002**. And the Rules framed therein. The registration Number of the Society is **MSCS/CR/1195/2015**.

WHEREIN The Society has formulated a scheme for raise funds from members for purchase of Land and hence converting into residential Complex Known as **"Nirvana Greens"** under the scheme of Proposed **Land pooling policy of DDA** under the Delhi Master Plan 2021.

The society herein is entitled to raise funds from the members / Nominal Members for the purchase/acquire/buy the Farm land & undertake development on the approvals and permissions and dues from competent authorities.

In this agreement the following Words & expressions, when capitalized shall have meaning assigned herein.

1 - When not capitalized shall be attributed their ordinary meaning for all intent & purposes.

"Application Form" shall mean this agreement for purchase of residential flats in **"Nirvana Greens"** along with schedule & annexure.

- a) **"The Society"** Shall mean the Greater Dwarka Multi State CGHS as set out in this agreement.
- b) **"Payment Plan"** means the plans as per which the buyer(s) will pay the total Sale Price and other charges to the Developer as detailed.
- c) **"PLC" or "Preferred Location Charges"** shall means and include but will not be limited to the charges payable by the buyer to the developer on account of the preferential location of the unit, including the unit being park facing, first floor, second floor, duplex apartment, penthouses.
- d) **"Project Land"** Shall mean agricultural land purchased under the scheme of land pooling policy.

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

- e) **“Super Area”** shall mean and include but will not be limited to the covered area , balconies, cupboards, lofts plus proportionate , common areas such as landscapes, projections, corridors, passages, staircases, underground / overhead water tank, munties, entrance lobbies, electric substation, Pump house, Shafts, guard rooms, club, lifts, lift rooms & other common facilities.
- f) **“Taxes”** shall mean any tax payable present or future prospective or retrospective, in connection with the complex which includes, but are not limited to sales tax, central sales tax, work contract tax, educational cess tax, or any other charges, taxes, duties, cess or imposition by whatever name called, in connection with the complex.
- g) **“LPP”** Shall mean the **Land Pooling Policy** of DDA under Delhi Master Plan 2021.
- h) **“Bye Laws”** means the bye laws of the **Greater Dwarka Multi State Co-operative Group Housing Society Limited** for the time being enforce which have been duly registered or deemed to have been registered under this act and includes amendments thereto which have been duly registered or deemed to have been registered under MSCS Act, 2002

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

Terms & Conditions

I / we undertake to pay to society; the full land cost after acceptance of the Registration Form No. _____ dated _____ as per the payment plan provided to me. I /we understand that this amount is non refundable and non interest bearing. I/ we hereby agree and confirm that the payment made to the society by me/ us with this application as Full Land Cost shall stand forfeited if I/we am/re not able to pay the balance land cost in the schedule time and if I / we fail to abide by any terms & conditions in this Application. I /we also agree to pay the Stamp Duty , Registration charges , Service Tax, Construction cost , EDC, IDC, CLU, Licensing charges and all the other charges/ taxes / dues as demanded by the Society from time to time in future.

I/we have also read and understood the Delhi Master Plan 2021 and proposed Land Pooling Policy of DDA and I / we am/ are fully aware of the consequences of any delay/ changes in proposed land pooling policy of DDA and / or any court ruling against MPD-2021 OF Delhi and /or due to any other unforeseen reasons/ circumstances.

I/we have also read and understood and having fully acquainted and satisfied myself with the facts as aforesaid and the terms and conditions have agreed to invest to the terms agreed for the purchase/acquire/buy of Farm land under LPP.

I /we have also read and understood that all building plan, layouts, specifications, area/size of apartment are tentative and can be changed / modified timely as decide by the society, architect or any other competent authorities.

I / We have also read and understood that the basic cost of flats is divided into two parts. The Land Cost and construction cost. The price of Land cost is fixed as per now and construction cost is indexed as per CPWD 2015 price index. The other charges such as Car park, Club house have been kept as actual to keep them to bare minimum.

Date: _____

(Sole/ first applicant)

X _____

(Second applicant)

X _____

The Society Shall be entitled to raise finance / loan from any financial institution / Bank by way of mortgage charge / securitization of receivables and creating charge on the project land. In case of intending allottees who have taken loan from any financial institution / bank, the conveyance of the unit in favor of the intending allottees shall be executed only upon the over to the leading Society receiving "NO Objection Certificate" from such financial institution / bank and conveyance deed shall be handed over to the lending institution if so required by them. However, the charge shall be retrieved before handing over the possession of the unit.

It is made clear to me / us and understood by me/ us that after receipt of money from me/ us and from other applicants/ members, the society will start making payment for land for the purchase of same. As per the said policy the society will surrender/handover the land to Delhi development authority. Thereafter, the authority will prepare the layout plan & services plans and develop the land as per the approved plan. The owner/ holder of the land will be allotted developed land to the extent of 60% by draw of lots preferable in same pocket or in the adjoining parcel of land.

I/we am/are fully satisfied with the policy on public private partnership in land assembly and development in Delhi commonly known as the "land pooling policy which has been approved by urban ministry vide gazette notification dated 5th September, 2013. The said new policy will involve the owners in land development, by enabling the entry of private sector in it and will allow consolidation of the private land by its owners through pooling and surrendering it to to DDA.

Date: _____

(Sole/ first applicant)

X _____

(Second applicant)

X _____

The intending allottee shall have no right to transfer the allotment in favor of any third party without obtaining prior written consent of the society. There shall be no charges for the first transfer made.

I/we shall not be entitled to get the name of my /our nominee substituted in my/our place without the prior approval of the society. Such approval shall be granted on payment of administrative charges as prescribed by the society.

I/ We agree that in case the Developers delays in the delivery of the Unit to the buyer due to:

- a) Earthquake, Floods, fire, tidal, waves, and / or any act of the god, or any other calamity beyond the control of the Developers.
- b) War, riots, civil, commotion, act of terrorism
- c) Inability to procure or general shortage of energy, labor equipment, facilities, material or supplies, failure of transportation strikes, lock outs, action of labor union or other causes beyond the control of or unforeseen by the developer
- d) Any legislation, order or rule regulation made or issue by the government or any other authority or ;
- e) If any competent authority (i.es) refuses, delays withhold denies the grant of necessary approvals for the Unit / building or;
- f) If any matters issues relating to such approvals, permissions, notices, notification by the competent authority(i.es) become subject matter of any litigation before a competent court or;
- g) Due to any others force majeure or vis majeure conditions

I / We have understood that after NOC / Sanction / plan for commencement of construction is received by society then only I / we will be free to transfer / assign / his rights / interest in favour of any other person after obtaining the NOC from the Society.

Date: _____

(Sole/ first applicant)

X _____

(Second applicant)

X _____

I/ we have clearly understood that the society reserves the right to increase or decrease the number of flats and / or area of flats at its discretion as and when considered necessary in the best interest of the project / scheme and as per the provisions of proposed / final land pooling policy of DDA or due to any other unforeseen reason/ circumstances and shall have no objection to same.

I/we have clearly understand that the application does not constitute offer of allotment and I/ WE do not become entitled to the provisional and / or final allotment of DU/ residential flat notwithstanding the fact that society may have issued a receipt in acknowledgment of the money tendered with the application. It is only after payment of full land cost, stamp duty registration charges, construction cost, other liabilities / dues and I /we sign and accept the terms & conditions laid down there in the Buyer's agreement, the allotment shall become final.

It is made clear to me/ us and understood by me/ us that after receipt of money from me/ us and from other applicants/ members, the society will start making payment for land for the purchase of same. Therefore I / we request here by irrevocably authorize the Governing body of the society to purchase the land on my/ our/society's behalf and my/ our unconditional consent for development of the proposed housing project / scheme. I / we further request and give my /our unconditional consent and irrevocably authorize the society to pool, collaborate, join venture, merge, operation and management or any other mode with the third party (i.es) / and other party (i.es) , the land in whole or in parts on my / our / society's behalf including transfer of ownership of the schemes or land in whole or in parts as per the proposed/final Land Pooling policy of DDA /MPD 2021 of Delhi or otherwise to government DDA, any other authority, body, any person, institution, builder, society, trust and /or any local body(i.es) which the society may deem fit to achieve aims and objectives of the society. I/we have clearly understood that maintenance of the flat shall be exclusively handled by the Society or any agencies nominated by the society to maintain higher standards. The contributions towards the maintenance / deposit shall have to be made in time by all the applicants.

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

I / we have clearly understood that in case the required number of members do not come up or become interested in the proposed scheme, then the society shall approach the other institutions, builder, society, trust, and any other third party (i.es) or for pooling of land to achieve the minimum land required for development for the housing complex as per the norms of the land pooling policy of DDA. However if the society is not in a position to develop the project/ scheme due to change in DDA policy (i.es) and or any court ruling against MPD- 2021 of Delhi and / or due to any other unforeseen reasons/ circumstances rendering the proposed project non feasible, then the society shall the abandon this scheme with the consent of majority of members/ applicants of the scheme and return the money by selling the land in proportion to the member's/ applicant's contribution.

I / we agree and undertake to abide by the terms & conditions applicants /EOI/ allotment letter and when issued and the rules and bye- laws of the society.

My/ our particulars as mentioned in this form and Membership Application form may be recorded for reference, record and communication.

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

Declaration:

I / We fully read and understand the above mentioned terms and conditions and agree to abide by the same. I / we understand that the terms & conditions given above are of indicative nature with a view to acquaint me/us with the terms & conditions comprehensively set out in Allotment letter, when issued, which shall supersede the terms & conditions set out in this application. The terms & conditions of the present application form shall continue to be in operation and shall be binding upon the Applicant(s)/ intending member (s) till the final allotment letter to be issued. I /we fully conscious that it is not incumbent on the part of the society to send us reminders/ notices in respect of our obligations as set out in this application as per payment plan / schedule and / or Allotment letter and I/we shall be fully liable for any consequences in respect of defaults committed by me/ us in not abiding by the terms & conditions contained and this applications and /or Allotment letter. I /we have sought detailed explanations and clarifications from the society and the society has readily provided such explanations and clarifications and after giving careful considerations to all facts, terms conditions, calculation of super area method and representation made by the society. I /we have sought detailed explanations and clarification from the society and the society has readily provided such explanations and clarifications and after giving carefully consideration to all facts, terms& conditions, calculations of super area method and representation made by the society. I / we have no signed this application from the amount thereof fully conscious of my liabilities and obligations including forfeiture or earnest money, levy of interest, panel charges as may be imposed upon me. I /we further undertake and assure the society that in the event of cancellations of my / our allotment either of way forfeiture of refund of my/ our amount or in any manner , whatever including but not limited to as set out in the terms & conditions provided in this application. I / we shall be left with no right, title, interest or lien on the DU /residential flat applied for and provisionally and / or finally allotted to me / us in any manner whatsoever.

Date: _____

(Sole/ first applicant) X _____

(Second applicant) X _____

First Nominee Details -

Name : _____

Father / Husband Name : _____

Address : _____

Mobile No : _____

Signature: _____

Date: _____

Second Nominee Details -

Name : _____

Father / Husband Name : _____

Address : _____

Mobile No : _____

Signature: _____

Date: _____

