

MEMBER COPY



DELHI HEIGHTS
(MULTI STATE CGHS LTD.)

APPLICATION FORM

ONLY FOR MEMBERS

5. Employment Details: Central Govt. State Govt. Public Sector Undertaking
Private Services Self Employed Business
Others

6. Name & Address :
of Employer /Company
 Pin

7. PAN No.:

8. Address:
a) Present:
 Pin
b) Permanent:
 Pin

9. Email ID: _____ Mobile: _____ Tel No.: _____

B) Particulars of Joint Applicant are as under:

1. Name of Joint Applicant:

2. Father/Husband name:

3. Gender: Male Female Others

4. Date of Birth:

5. Employment Details: Central Govt. State Govt. Public Sector Undertaking
Private Services Self Employed Business
Others

6. Name & Address :
of Employer /Company
 Pin

7. PAN No.:

Signature of Applicant

Signature of Joint Applicant

D) Membership Fee:

1. Admission Fee : Rs. 100/-
2. Share Money: Rs. 100/-
3. Annual Charges: Rs. 5,100/-

Check list of documents to be attached with the Application Form

S. No.	Type of Documents	Tick (✓) (x)	Check Box
1.	Payment		
2.	Passport Size Photograph		
3.	Address Proof		
4.	Pan Card/ I.D. Proof		

I/we declare that the particulars given herein above are true and correct to my/our knowledge. If any particulars found to be false at any stage, the society has the right to cancel my/our membership at its discretion.

Date : _____

Place : _____

Signature of Applicant

Signature of Joint Applicant

Note:

This application form for Membership does not entitle the Member/Joint Member to participate or having any right in dwelling unit unless he/she has separately been approved by the management committee for dwelling unit on filling of dwelling unit form and fulfilling the criteria mentioned therein. The dwelling unit scheme shall be applicable upon _____ of revelatory authority as prescribed in The real estate regulation and development act 2016.

For Office Use only

Delhi Heights Multi State Co-operative Group Housing Society Ltd Membership Admission Fee & Share Money received Rs. _____ in our account on _____ as per details above mentioned. Membership granted as per resolution passed by Management Committee vide Membership No. _____ .

President/ Vice President

Secretary



DELHI HEIGHTS
(MULTI STATE CGHS LTD.)

REG. No. - MSCS/CR/1095/2014 DWELLING UNIT OPTION FORM

Delhi Heights Multi State CGHS Ltd. Membership No: _____

Type of Unit : _____

I remit herewith a sum of Rs. _____ (in words) _____

_____ (Rupees only) by Cheque / NEFT / BankDraft / Pay Order no. / Payment ID _____

_____ dated _____ Drawn on _____ Bank favour of "Delhi

Heights Multistate CGHS Ltd" as booking amount for Type - _____ Built-up Area in sq.ft.)

Type	Built - up Area*		Total Land Cost @ 2450/- (in Rs.)	Construction Cost** @1800/- (in Rs.)	Total Cost of Apartment (Land Cost + Construction Cost*) (in Rs.)	AOC (Per Annum)*** (in Rs.)	Booking Amount (in Rs.)	(1st Installment) Amount to be Paid Within 7 Days	(2nd Installment) Amount to be Paid Within 15 Days	
	in Sq. Ft.	in Sq. Yd.								
LIG	1BHK	410	45.5	10,04,500	7,38,000	17,42,500	5,100	15,000	2,67,050	2,76,750
MIG	2BHK	715	79.4	17,51,750	12,87,000	30,38,750	5,100	25,000	4,62,925	4,82,625
HIG	3BHK	1024	113.7	25,08,800	18,43,200	43,52,000	5,100	35,000	6,61,500	6,91,200
Super HIG (Type-I)	4BHK	1387	154.1	33,98,150	24,96,600	58,94,750	5,100	45,000	8,96,525	9,36,225
Super HIG (Type-II)	5BHK	1763	195.8	43,19,350	31,73,400	74,92,750	5,100	49,000	11,46,325	11,90,025

* Built-up area can be changed if any change amend by competent authority.

** Construction cost is variable and it will be discussed in AGM of Delhi Heights Multi State CGHS prior to construction as society receive all the permission from competent authority/DDA/DelhiGovt./Centre Govt etc.

***"AOC" means Annual operational charge will be levied till possession hand over.

Payment Schedule

1. Remaining land cost shall be paid at the time of Provisional Development Licence (PDL)
2. Construction cost will be payable as per construction linked payment plan.

Annual Operation Charges

I understand that each member of the Delhi Heights Multi State CGHS Ltd. shall pay Annual Operation Charges, which have been Fixed at Rs. 5,100/- per annum by the Management Committee of Delhi Heights Multi state CGHS at the present rate and which may be revised at the discretion of the Management Committee of Delhi Heights Multistate CGHS Ltd.

Withdrawal and Resignation of member

A member can surrender His/her membership by giving written application and the amount shall be refunded as when new member replaces old member follow:

1. Share Money: Rs.100
2. Land and construction cost: Full amount including Land Cost, Construction Cost etc, shall be refunded to the member as and when any new member replaces the old member/ members.

Transfer of membership: The member can transfer his/her membership in the Group Housing Scheme without any interest/appreciation without paying any charges subject to bye laws of the society.

Note: An NOC from the managing committee will be required before the transfer of membership.

Signature of Applicant

Signature of Joint Applicant

DECLARATION CUM EXPRESSION OF INTEREST

I affirm and declare as under:

1. That this dwelling unit option scheme shall be applicable upon all necessary approval sanction by Real Estate Regulatory Authority established under sub section (1 of section 20 of the real estate regulation of development act 2016)
2. That I have read the information booklet and shall abide by the contents specified there at.
3. That my business or occupation (if any) is not in conflict or in competition with the business of the Delhi Heights Multistate Co-operative Group Housing Society Ltd.
4. That I will use at least for two consecutive years the services of the (minimum level specified in the by-laws) Society
5. That I will attend requisite number of the General Body Meetings of the Delhi Heights Multistate Co-operative Group Housing Society Ltd. unless such absence is not been condoned by the members in the general body meeting.
6. That I will not make any default in payment of any amount to be paid to the Delhi Heights Multistate Co-operative Group Housing Society Ltd under the by-laws of the Society , in case of default I will cease to be member of the Society and the decision of Delhi Heights Multistate Co-operative Group Housing Society Ltd in this regard shall be final and binding.
7. That I/we am/are major, an individual and competent to contract under section 11 of the Indian Contract Act, 1872 (9 of 1872).
8. That I will purchase the minimum number of shares and pay the value thereof in full as may be laid down in the by-laws of the Delhi Heights Multi State Co-operative Group Housing Society Ltd.
9. That I will fulfill all other conditions laid down in the MSCS Act 2002, the Rules and the by-laws of the Delhi Heights Multi Cooperative Group Housing Society Ltd.
10. That I have not been adjudged by a competent court to be an insolvent or an un-discharged insolvent
11. That I shall pay Annual Fee of Rs.5,100/-(excluding GST & any other statutory charges if any) on yearly basis i.e. year ending on 31 st March as Administrative charges for running and maintenance of the society. Fee is subject to change without any prior notice.
12. That I have not been sentenced for any offence, other than offence of a political character or an offence involving moral turpitude and dishonesty
13. That I am fully aware about the Land Pooling Policy of the Delhi Development Authority and provision contained in Delhi Master Plan 2021, I am also aware that the society is intended to purchase the land in L Zone to meet the objective of the society. I also agree to pay the land cost along with application and other demands raised by the society.
14. That developed/actual plot will be allotted by Delhi Development Authority (DDA) as per Land pooling Policy
15. That I have read the regulations and By-Laws of the society.
16. That I am in agreement with the floor plan.
17. That I authorize the management of society to buy the land and to construct on behalf of me and i am fully aware that construction cost/car parking cost is variable as per market conditions and the governing body has right to take decisions on it.
18. That the allotment of units will be purely on draw basis.
19. That I am a citizen of India.
20. That I understand that any change in plan brought about by change in regulation / compliance as set by the government Authorities shall be binding on me.
21. That any change brought about by the management of the society in the common interest of the society and its members shall be binding on me.
22. That any increase/ decrease in costing due to any change in regulation / compliance shall be binding on me.
23. That any Govt, charges levied by any competent authority shall be binding on me.
24. I /We undertake to pay the Society the full land cost of this application as per the payment plan provided to me. I/We hereby agree and confirm that the payment made to the society by me with this application as land cost shall stand refunded/adjusted/ transferred/forfeited. If I/We am/are not able to pay the balance land cost in the stipulated time, or if I/We fail to abide by any of the terms & conditions of this application and by-laws of the society , then any decision of the governing body shall be binding on me. I/We also agree to pay the Stamp Duty, Registration Charges, GST & construction cost / EDC/ IDC and all other charges/taxes/dues as demanded by the Society from time to time in future.
25. A member may withdraw and resign from the membership after two years and giving at least three month's notice in writing and his share capital and deposit with the approval of the Board of Directors. The approval shall not be given while such a member is indebted, to the society or until he has given replacement of his membership. During any co-operative year, the aggregated withdrawals shall not exceed 10% of the total paid of share capital as on 31st March of the proceeding year.
26. I/We have completely understood that Delhi Heights Multi State CGHS Ltd. will appoint a member facilitation agency for better working and services of society towards respective members. A certain amount will be paid to member facilitation agency and this amount is already included in land cost.
27. That the demarcation, zone & building plan for the said scheme/project are yet to be sanction by the competent authority and the other terms & conditions as stated in this application/ brochure and any representation by society are entirely tentative and liable to change, alter, modify, revise, add, delete, substitute or recast at the sole discretion of the society as it may deem fit in the best interest of the project/ scheme and to achieve the aims and object of the society. I/We shall have no objection to the same.
28. I/We have clearly understood that the society reserves the right to increase or decrease the number of members at its discretion as and when considered necessary in the best interest of the projects/ scheme as per the provision of proposed/final land pooling policy of DDA or due to any other unforeseen reason/circumstances. I/We shall have no objection to the same.
29. My particulars as mentioned in this form and membership application form may be recorded for reference, record and communication and any changes shall be communicated by me well on time regarding communication details.

Signature of Applicant

Signature of Joint Applicant

30. That I know, construction cost, Car Parking, EDC, IDC and any other government taxes levied as per actual binding on me.
31. That construction cost is variable and shall be finalized in AGM/GBM of Delhi Heights Multistate CGHS Ltd. and subject to approval from all Government & other competent authorities
32. I am fully aware that Land Pooling Policy has been notified and liable for my share holding and I know the membership is transferable.
33. That I know, Member who wants to surrender / transfer will provide assistance, support and advisory for transfer / surrender to the persons who will be interested to become new member of society at the time of transfer of membership.
34. Any transfer from membership shall be subject to approvals and resolution passed in meeting of Governing Council of the Delhi Heights Multistate CGHS Ltd. and by-laws of Society. Delhi Heights Multistate CGHS Ltd. shall have no liability on the Transfer of the membership. It will act as facilitator platform to the transferor.
35. All disputes are subject to Delhi jurisdiction.

DECLARATION

I/We have fully read and understand 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 with the terms and conditions comprehensively set out in Allotment Letter, when issued, which shall supersede the terms and conditions set out in this application. The terms and conditions of the present Application Form shall continue to be in operation and shall be binding upon the Applicant/intending member till the final allotment letter to be issued. I/We am/are 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 and conditions contained in this application 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 consideration to all facts, terms conditions and representations made by the Society. I/We have now signed this Application Form and paid the amount thereof fully conscious of my liabilities and obligations levy of interest, penal charges as may be imposed upon me. I/We further undertake and assure the Society that in the event of cancellation of my allotment either by way of forfeiture or refund of my amount or in any manner whatsoever including but not limited to 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 DU applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

Date: _____

Yours faithfully

Place: _____

Signature of Applicant

Signature of Joint Applicant

For Office Use only

Application approved by the Management Committee as per resolution passed and approved vide

Membership No. _____

Form No.....

Application form serial no,

.....

Acknowledgment (Customer copy)

Received an application from Mr. /Ms. _____

S/o, W/o, D/o _____ for type _____ built-up area measuring Sq.Ft to be

developed by Delhi Heights Multi State CGHS Ltd. along with booking amount of Rs. _____ (in words)

_____ (Rupees only) via Cheque/RTGS/NEFT/Demand

draft no. _____ drawn on _____ towards booking amount subject to the terms &

Conditions attached with said application.

For DHMCGHS Ltd.

Date: _____

Application Form Serial No. _____

Authorized Signature



DELHI HEIGHTS
(MULTI STATE CGHS LTD.)

Corp. Office & Mailing Address :

SF-1, 2nd Floor Wadhwa Plaza-2, Plot No.-5, Central Market, Sec 10, Dwarka,
New Delhi - 110075, Ph: 011-42331162

Regd. Office: Plot No.-38, Pocket-10, Sector-23B, Dwarka New Delhi - 110075

www.delhiheights.com