

# EMDEE WELFARE SOCIETY

Registration No S/667/2013



## HOUSING SCHEME APPLICATION FORM

To,  
The President / Secretary,  
EMDEE Welfare Society,  
307, NDM-1 Tower, Netaji Subhash Place  
New Delhi-110034

**Sub: Request for booking of Apartment in the scheme of EMDEE welfare Society, The Palm Woods, P -II Zone, near G.T Karnal Road, New Delhi 110036**

Dear Sir(s),

I/we \_\_\_\_\_ and

\_\_\_\_\_, the  
Applicant(s) whose particulars are mentioned below in this application, after having read, understood and agreed with the bye laws of the society and terms and conditions (herein referred to as conditions) annexed hereto as Annexure-1 pertaining to the booking of Apartment and I/we agree to abide by them.

Please accept this as my application for enrolment in Housing Scheme in EMDEE Welfare Society.

Category of Flat: \_\_\_\_\_ BHK + Study                      Land Cost: \_\_\_\_\_ / sq.ft.

No of Car Parking: \_\_\_\_\_

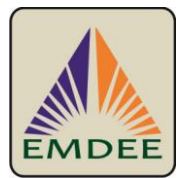
I remit herewith a sum of Rs. \_\_\_\_\_ by Cheque/ Draft/ Pay Order

No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ towards  
housing scheme amount in favor of EMDEE Welfare Society.

\_\_\_\_\_  
*Signature First/ Sole Applicant*

\_\_\_\_\_  
*Signature Second Applicant(If any)*

**PERSONAL INFORMATION**



**First Applicant/Sole:** \_\_\_\_\_

**S/o -D/o- W/o:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DOB:** \_\_\_\_\_ **Age:** \_\_\_\_\_ **Profession:** \_\_\_\_\_

**PAN No:** \_\_\_\_\_

**Mobile No:** \_\_\_\_\_ **Landline No:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

Please affix  
passport size  
photograph of  
applicant

**Second Applicant/Nominee:** \_\_\_\_\_

**S/o -D/o- W/o:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DOB:** \_\_\_\_\_ **Age:** \_\_\_\_\_ **Profession:** \_\_\_\_\_

**PAN No:** \_\_\_\_\_

**Mobile No:** \_\_\_\_\_ **Landline No:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

Please affix  
passport size  
photograph of  
applicant

\_\_\_\_\_

*Signature First/ Sole Applicant*

\_\_\_\_\_

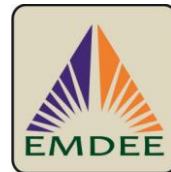
*Signature Second Applicant(if any)*

# ANNEXURE-1

## TERMS AND CONDITION



- **Membership Availability:** Membership is available on *First Come First Serve Basis*.
- **Escalation of cost:** Land cost is fixed as on date. There will no escalation on the land cost unless any change brought in by the government authorities at a later date. Estimation of construction cost is based on prices of construction material in the 2014. However any major escalation in the construction cost will be factored into the costing and shall be shared by all members
- **Development Cost:** Any cost / taxes/ charges levied by the government/ competent authority shall be charged extra will be paid by the members in uniform manner.
- **Payment Procedure:** Total land cost shall be paid within 60 days from the date of member registration. Construction cost shall be paid as per CLP (Construction Linked Plan) as decided by the management.
- **Delay in Payment:** Any delay in payments will attract Interest charges of 18% p.a and will be charged form members who do not make demanded payments within the prescribed time as given to them.
- **Building Plans/ Floor Plans:** Building Plans/ Floor Plans are subject to change as decided by the DDA / Society /Competent Authority.
- **Delivery Schedule:** Tentative schedule to complete the project is around 5 to 6 years(subject to all approvals/clearances from DDA/ Competent Authority)
- **Club Membership:** Club Membership is mandatory for every member/ owner and the charges for the same will be notified at the time of commencement of construction.
- **Transfer of Membership:** Member can transfer his/her membership without paying any charges to the society. However any charges/ taxes as levied by the Government/ Competent Authority shall be paid directly to them.
- I/we am 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 any other unforeseen reason/circumstances.
- I/we am making this Application with full knowledge that the land is yet to be purchased by the Society and the demarcation, zoning and building plans for the said scheme/project are yet to be sanctioned by the Competent Authority.
- I/we have clearly understood that the application does not constitute offer of allotment and I do not become entitled to the provisional and/or final allotment of DU/residential flat notwithstanding the fact that the Society may have issued a receipt in acknowledgement of the part / full payment of land cost tendered with the application. It is only after encashment of full land cost, stamp duty, registration charges, construction cost, other liabilities/dues and that I sign and accept the terms & conditions of Allotment Letter as and when issued by the Society, thereby agreeing to abide by the terms and conditions laid down therein that the allotment shall become final.
- It is made clear to me and understood by me/us that after receipt of part / full payment of land cost /money from me and from other applicants/members, the Society will proceed to negotiate with the land owner/owners for purchase of land. Therefore, I request and hereby irrevocably authorise the Governing Body of the Society to purchase the land on my /society's behalf and give my unconditional consent for development of the proposed housing project/scheme. I further give my unconditional consent and irrevocably authorise the Society to pool, collaborate, joint venture, merge, operation and management or any other mode with the third party(ies)/any other party(ies), the Land in whole or in parts on my/ society's behalf including transfer of ownership of the scheme 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(ies) which the Governing Body of the Society may deem fit in the best interest of the project/scheme and to achieve aims and objects of the Society.
- It is made clear by the Society and agreed by me that all the rights including the ownership thereof of land(s), facilities and amenities, subject to sanction of additional FAR and/or EWS housing and/or commercial space and/or any other space, if any, shall vest solely with the Society and the Society shall have the sole and absolute authority and discretion to deal in any manner with such land(s), facilities and amenities including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture, pooling, operation and management or any other mode including transfer as per proposed 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 bodies(ies)which the Society may deem fit to achieve aims and objects of the Society.
- I/we have clearly understood that maintenance of the whole area comes under Society shall be exclusively handled by the Society or any agency nominated by the Society to maintain higher standards and upkeep of whole area falls under the Society. The contribution towards maintenance/deposit shall have to be made in time by all the applicants.
- I/we have clearly understood that in case the required number of members does not come up or become interested in the proposed scheme, then the Society shall approach other institution, builder, Society, trust and/or any other third party(ies) for pooling of land to achieve the minimum required land for development of the housing complex as per the norms of the Land Pooling Policy of DDA. However, if the Society does not find any suitable party for pooling of land and/or not able to and/or in a position to develop the project/scheme due to change in DDA policy(ies) and/or any court ruling against MPD-2021 of Delhi and/or due to any other unforeseen reasons/circumstances rendering the proposed project/scheme non-feasible, then the Society shall abandon this scheme with the consent of majority of members/applicants of the scheme and return the money by selling the land after deducting the expenses, if any, in proportion to the member's/applicant's contribution. If the Society does not find any suitable land for purchase from the sellers, the Society shall keep deposited the money so collected in the bank account of the Society, till it finds suitable land for the proposed project/scheme. However if the Society is not able to finalise purchase of suitable land, then the Society shall abandon this scheme and return the money so collected from the members for purchase of land after deducting the expenses and/or any part forfeiture of money collected due to any unforeseen reasons/circumstances, if any, in proportion to the member's contribution.



- e Society and any of the aforesaid events, the Society shall be entitled to a reasonable extension of time for delivery of possession of the said premises, depending upon the then contingency/prevaling circumstances. The Society as a result of such a contingency arising thereto reserve, the right to alter or alter or vary the terms and conditions of membership/allotment or if the circumstances beyond the control of the Society so warrant the society may suspend the scheme for such period as if may consider expedient and/provided that no compensation of any nature whatsoever can be claimed by the Applicant(s)/intending member(s) for the period of suspension of the scheme. In consequence of the Society abandoning the scheme, the Society's liability shall be limited to refund the amount in proportion to the member's contribution by selling the land so purchased for the scheme and/or the whole and/or part of the project of the Society and the Applicant(s)/intending member(s) shall have no objection to that.

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### **Declaration**

*I/we, the applicant(s), do hereby declare that I/we have read and understood terms and conditions mentioned hereinabove and enclosed along with this application including those relating to the payment of Land Cost, Construction Cost and Other Charges, taxes, rates levies etc. Further the applicant unequivocally undertakes to abide by the said terms and condition.*

\_\_\_\_\_  
*Signature First/ Sole Applicant Signature*

\_\_\_\_\_  
*Second Applicant(If any)*

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### **For Office Use Only**

Application approved in the Management Committee's Meeting dated \_\_\_\_\_ Vide Resolution No. \_\_\_\_\_

And recorded in the Membership Register on page no. \_\_\_\_\_

\_\_\_\_\_  
**President / Vice President Secretary**

\_\_\_\_\_  
**General Secretary**