

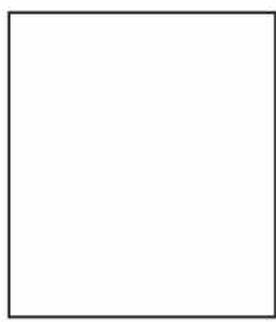
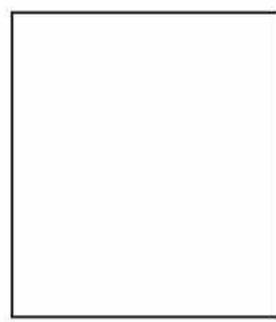


BOOKING RECEIPT NO:

DATE:

BOOKING APPLICATION FORM

PERSONAL INFORMATION (to be filled in block letters)

First Applicant	Second Applicant
	
Full Name : Mr. / Mrs. / Ms. _____	Full Name : Mr. / Mrs. / Ms. _____
Gothram _____	Gothram _____
Father / Husband Name _____	Father / Husband Name _____
Date of Birth _____	Date of Birth _____
Education Qualification _____	Education Qualification _____
Nationality _____	Nationality _____
Passport No _____	Passport No _____
PAN Number _____	PAN Number _____
Mobile No / Landline No _____	Mobile No / Landline No _____
Email ID _____	Email ID _____

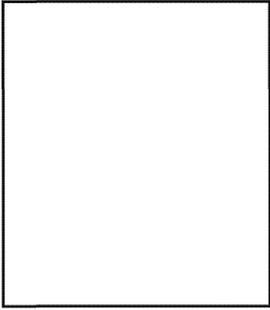
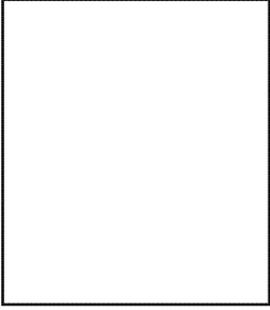
CORRESPONDENCE ADDRESS:

PERMANENT ADDRESS:

FAMILY DETAILS:

S.No	Name	Relation	Age	Qualification	Contact Details

EMERGENCY CONTACTS :

	
Name _____	Name _____
Relation _____	Relation _____
Age _____	Age _____
Mobile No _____	Mobile No _____
Email _____	Email _____
Address _____	Address _____

UNIT DETAILS :

1 BHK: Square Feet _____ House No _____

2 BHK: Square Feet _____ House No _____

PAYMENT:

Booking Amount : _____

Downpayment Amount : _____

Total Price Payable for Apartment: 1 BHK = Rs. _____ lakhs | 2 BHK = Rs. _____ lakhs

Payment Received vide Cash/ Cheque / DD : _____

Bank _____

Date _____

For Rs. _____

Special Request

House Keeping

Food Request

DECLARATION

The Applicant does hereby declare that this Application is irrevocable and that the above particulars / information given by the Applicant is true and nothing has been concealed therefrom.

Signature of First Applicant

Signature of Second Applicant

Date:

Date:

TERMS AND CONDITIONS :

1. Any individual, i.e. a person of the age of majority or a minor through legal or natural guardian, whether an Indian citizen or Non Resident Indian Citizen or a Person of Indian origin, resident India or abroad can buy the property but only people above the age of 55 can reside in the property.
2. The applicant hereby undertakes that he/she shall abide by all laws, rules and regulations and terms and conditions of the concerned Authorities and/or of the Government of Karnataka, the Local Bodies and/or other authorities applicable to the said land/ or the complex./or apartment.
3. The Applicant acknowledges that the company has provided all the information and clarifications as required by the applicant and that the applicant is fully satisfied with the same and the applicant has relied on his/her own judgement and investigation in deciding to apply for purchase of the Said Apartment and has not relied upon and/or did not influenced by any architect's plans, advertisement representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by company.
4. The Applicant agrees to abide by the terms and conditions of this application as enclosed herewith, including those relating to payment of Total Price and other deposits, charges, rates, Taxes and Cesses, Levies, etc. And forfeiture of Earnest Money and Non Refundable amount as laid down herein and/or in the agreement.
5. The Applicant has read and understood all the terms and conditions set out in this application, understood the mutual rights and obligations and agrees that some of the conditions set out in this application, are necessary for the purpose of maintaining the quality, prestige and exclusivity of the said complex and it is because of the reason that the applicant has approached the company for investing in the said apartment/said complex.
6. The Applicant also confirms that the applicant has chosen to invest in the said apartment in the said complex after exploring all other options of similar properties available with other builders, developers and those available in resale in the vast and competitive market of Karnataka and other region and the applicant finds the said apartment/Said complex to be suitable for the applicant's residence and therefore has voluntarily approached the company for allotment of the said apartment in the said complex.
7. "Force Majeure" means any event or combination of event or circumstances beyond the control of the company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adopt on the reasonable precaution and /or alternative measures, be prevented, or caused to be prevented, and which adversely affects the company's ability to perform mobilizations under this application, which shall include but not be limited to:
 - (a) Acts of God i.e. fire, drought, flood, earthquake, epidemics, natural disasters;
 - (b) Explosion so accidents, air crashes and shipwrecks, acts of terrorism;
 - (c) Strikes or lock outs, industrial dispute;
 - (d) Nonavailability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
 - (e) War and hostilities of war, riots, bands, act of terrorism or civil commotion;
 - (f) The promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction for many governmental authority that prevent so or restricts a party from complying with any or all the terms and conditions as agreed in this application;
 - (g) Any legislation, order or rule or regulation made or issued by the Govt. To any other authority or if any competent authority (ies) refuses, delays, with holds, denies the grant of necessary approvals for the said complex or if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority (ies) become subject matter of any suit/writ before a competent court or for any reason on what so ever, or
 - (h) Any event or circumstances analogue us to the fore going. For any reason
8. What so ever, if the company decides not to go ahead with this project, then such decision of the company shall be final and binding and cannot be put in question. In such a situation, the company will refund the amount paid by the applicant/s without any interest or compensation within three months or such other extended time from the date of the project not being executed.
9. The Application agrees and undertakes to pay all Govt. rates, tax on land, municipal tax, property taxes, wealth tax, Taxes and Cesses, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the Government, municipal authority or any other governmental authority on the said complex//said apartment or land appurtenant thereto as the case may be as accessible or applicable or applicable from the date of the application. The Applicant shall be liable to pay all the levies and fees on prorata basis as determined by the company and the determination of the share and demand shall be final and binding on the applicant till they said apartment is assessed separately.
10. The Applicant agrees and understands that the price of the said apartment is based on the on the price of materials and labour charges pertaining thereto, on and around June 2017. if, however, during the progress of construction up to the expiry of 15 months from above mentioned date, there is an increase in the price of the materials used in the construction work and/or labour charges, the same shall be /payable respectively by the applicant.
11. The total price mentioned in this application is inclusive of cost of providing a geriatric friendly apartment, bathroom, and geriatric friendly common areas.
12. The Applicant shall be charged on monthly basis for all the costs relating to power consumed by them as indicated in the meter, which may be installed by the company/its nominee/ maintenance agency at the Cost of the applicant. The company/its nominee/maintenance agency shall charge for the power consumed based on expenditure incurred for consumables like diesel, spares, depreciation and other wear and tear etc., at cost plus 20% basis and the same would be billed as a part of the maintenance bill which will also included other charges for maintenance and upkeep of the said complex, as described above. Failure to pay the maintenance bill including the cost of power back up as described above, shall entitle the company/its nominee/ maintenance Agency to withhold the provision of maintenance services including the electricity supply and the provision to this effect shall be in corporate in the agreement and the conveyance deed.
13. The Applicant agrees and understands that in order to provide necessary maintenance services, the maintenance of the said complex may be handed over to the maintenance agency or such other agency/body/company as the company may deem fit. The applicant agrees to enter into a maintenance agreement with the company or the maintenance agency appointed by the company for maintenance And upkeep of the said complex (including common areas & facilities) and undertakes to pay the maintenance bills/ charges thereof. The company reserves the right to change, modify, amend and impose additional conditions in the maintenance agreement at the time of its final execution. The maintenance charges shall become applicable/ payable from the date of grant of occupation certificate irrespective of whether physical possession has been taken or not. The company/maintenance agency for securing the maintenance charges payable for the maintenance and upkeep of the side complex and also includes any further increase in such charges.
14. To maintain the sanity of the said complex the company reserves all the right to expel any resident found guilty of disturbing the sanity of the said community without any compensations.
15. The company is not liable for any death or accident of any form in the said complex.