

SRI AISWARYAM ELITE

BOOKING
FORM





Sri Vedhaa Creations Private Limited

Dear Sir,

I/We, the applicant(s) understand that Sri Vedhaa Creations Pvt. Ltd. ("Company"), having its Registered and Corporate office at No-50, Vellalar Street, Puducherry - 605001 is promoting a residential project under the name & style of _____

I/We request that I/We may be provisionally allotted a residential apartment, particulars whereof are stipulated hereinafter ("Said Apartment") with/without the right to use earmarked car parking space (hereinafter referred to as the "Parking spaces") in the ("Said Complex"). We agree to sign and execute, as and when desired by the company, the allotment Letter/Apartment purchase Agreement on Purchase Agreement on the company's stand format contents were of have been read and understood by me/us in my/own vernacular language and I/we agree to abide by the terms and conditions thereof.

I/We enclose herewith cheque(s):

1. ₹ _____ (Rupees _____ only)

Bearing No _____ dated _____

Bank _____ Branch _____

2. ₹ _____ (Rupees _____ only)

Bearing No _____ dated _____

Bank _____ Branch _____

towards the booking amount ("Earnest Money"). In the event of the company agreeing to provisionally allot an apartment in my/our favour, I/we agree to pay further installments which would make up the Total Price (hereinafter defined) and all other dues as stipulated in this application and/or as may be intimated by the company from time to time and in the manner set out in the Payment Schedule, which shall form part of an agreement (Agreement for sale/Agreement for Construction, that will be executed by me/us and the company on the Company's standard format of documentation failing which the allotment can be cancelled and the booking can be forfeited by the company.

(First Applicant) _____ (Second Applicant) _____



APARTMENT DETAILS

Project Name _____ Location _____
Block _____ Apartment No. _____ Floor _____
Apartment Type _____ Super Build Up Area (in sq.ft) _____
Carpet Area (in sq.ft) _____ USD Area (%) (in sq.ft) _____
Apartment price per sq.ft of super build up area ₹ _____
Floor Rise Charges (if applicable) ₹ _____ Car parking space _____ Stilt Open
Preferred Location Charges (if applicable) ₹ _____
Cost of apartment including car park _____

OTHER CHARGES	AMOUNT
Cost of Private Open Terrace	
EB/Water & Sewerage Deposits & Charges	
Documentation & Legal Charges	
Charges towards Club-house Membership	
Charges for WTP,STP	
All Statutory Approval Charges, Fees and Development Charges	
GST	
Infrastructure & Amenities Charges	
Stamp Duty & Registration Fee (Approx.)	
Corpus Fund	
Maintenance Charges	

FIRST APPLICANT

Mr. /Mrs. /Ms _____
S/W/D of _____
Nationality _____ DOB _____ Age _____
Resident Status: Resident Non Resident Person of Indian Origin (POI)
Permanent Account Number _____ Aadhaar No. _____
Permanent Address (for documentation) _____
_____ Pin code _____
Communication Address _____
_____ Pin code _____
Tel No _____ Fax No _____ Mobile _____
Email ID _____

Please
affix your
photograph
here

(First Applicant) _____ (Second Applicant) _____



SECOND APPLICANT

Please
affix your
photograph
here

Mr. /Mrs. /Ms _____

S/W/D of _____

Nationality _____ DOB _____ Age _____

Resident Status: Resident Non Resident Person of Indian Origin (POI)

Permanent Account Number _____ Aadhaar No. _____

Permanent Address (for documentation) _____

_____ Pin code _____

Communication Address _____

_____ Pin code _____

Tel No _____ Fax No _____ Mobile _____

Email ID _____

PERSONAL DETAILS

Education Matriculate Under-Graduate Post-Graduate Doctorate

Marital Status Married Unmarried

Occupation Salaried Self Employed House wife Student Retired

Company Name _____ Designation _____

Income Category(annual) <15 Lakhs 15-25 Lakhs 25-40 Lakhs 40-60 Lakhs > 60 Lakhs

Reason for Purchase Investment Personal use

Factors that influenced Your Purchase Location Brand Amenities Available

Upgrade to bigger home Owning Plot

Currently Residing at Own Residence Rental Company Provided

If Rental <₹ 10000 ₹ 10000-₹15000 ₹15000-₹20000 ₹20000-₹25000 >₹25000

FUNDING TYPE

Payment Mode Self Funding Bank Loan

Name of the Bank _____ Branch _____

(First Applicant) _____ (Second Applicant) _____



GENERAL POWER OF ATTORNEY (OPTIONAL)

Please
affix your
photograph
here

Mr. /Mrs. /Ms _____

S/W/D of _____

Nationality _____ DOB _____ Age _____

Resident Status: Resident Non Resident Person of Indian Origin (POI)

Permanent Account Number _____ Aadhaar No. _____

Permanent Address (for documentation) _____

_____ Pin code _____

Communication Address _____

_____ Pin code _____

Tel No _____ Fax No _____ Mobile _____

Email ID _____

MODE OF BOOKING

Direct Agent Reference

REFERENCE

Existing Customer Sri Vedhaa Creations Employee

Name _____ Project Name _____

Tower/Block _____ Apartment/Plot No _____

CHANNEL PARTNER

Name _____ Seal & Signature _____

FOR OFFICE USE ONLY

Reference No _____ Sales Person Name _____

Sales Person Signature _____ Project In charge Signature _____

VP Signature _____

(First Applicant) _____ (Second Applicant) _____



TERMS AND CONDITIONS FOR ACCEPTANCE of the Application for Booking Allotment of an Apartment in Sri Vedhaa Creations Pvt. Ltd.

1. TITLE & ALLOTMENT

1. The said apartments (s) is / are proposed to be constructed and developed by Sri Vedhaa Creations Pvt. Ltd. Private Limited hereinafter referred to as the company.
2. The Applicant(s) shall be required to fill up the Application form and pay the Earnest Money at the time of booking. The final allotment shall be entirely at the discretion of the Company which has the right to reject any application without assigning any reason whatsoever.
3. The Applicant agrees to proceed with advancing a Token advance payment of Rs..... from the total sale consideration cost of the single unit and for freezing the Rates at (Rupees Only) per sqft which is exclusive of the other charges.
4. The allotment shall be on a first come first served basis.
5. The booking for the Apartment in Sri Vedhaa Creation Pvt. Ltd, shall be strictly provisional. Booking shall be subjected to all applicable laws/notifications/rules as prevalent or imposed by the concerned authorities from time to time.
6. The booking shall be deemed final only when a written communication of acceptance of the application by the company and execution of the Sale agreement between the company and the applicant is made.
7. If for any reason the company is not in a position to allot the apartment / unit applied for; the company shall be responsible to provide an alternate apartment and in case of failure to do so, Company will refund the amount deposited without any interest and shall not be liable for payment of any compensation on this account whatsoever.
8. In case of NRI allottee(s), the provisions of F.E.M.A. / R.B.I guidelines and any other law as may be prevailing shall be applicable.
9. Upon acceptance of the application, the Applicant(s) / intending Allottee(s) shall be required to sign the 'Sale Agreement' within 30 days from the date of signing Application Form of the said project, failing which the Company' shall have every right to cancel the allotment and forfeit the Earnest Money and allot / sell the said apartment to others or to use it for any purpose it may deem appropriate.

(First Applicant)_____ (Second Applicant)_____



10. Thereafter within 30 days of signing the Sale Agreement & Construction agreement from signing of this Application Form the Applicant / intending Allottee (s) shall be required to pay the UDS installment and register the agreement in their name.

11. If for any reasons the Allottee (s) fails to comply with item no 10 mentioned above within the stipulated time interest at the rate of 18% will be charged for two months. Thereafter if the Allottee (s) has still not paid the due amount the booking of the apartment will be cancelled, and the balance will be paid after the deductions of the interest amount and other cancellation charges as mentioned in this Application Form. However this payment will be paid only after the said flat has been sold to another customer. No interest will be paid on the balance amount due to the applicant till the time of payment of the dues if any.

12. The Applicant(s) / intending Allottee(s) declare and affirm that in case of joint allotment the failure to pay by anyone shall be deemed as failure to pay by both / all and the joint intending allottee(s) and shall be treated as one single person for the purpose of this application and both / all shall be liable for the consequences jointly as well as severally.

13. The allotment / sale of the said Apartment is entirely at the discretion of the company and the company has the right to reject any offer / application without assigning any reason thereof.

14. The Company shall forfeit a sum of 10% of amount will be deducted if the event of the Allottee failing to proceed with the purchase of the flat, after all dues as mentioned in this Application Form are met with.

2. CATEGORY OF APARTMENT

Applicant must clearly and specifically indicate his/her/their preference/choice for the category of Apartment desired to be booked.

3. SALE PRICE

1. The basic sale price of the apartment shall be at the rate prevalent at the time of the acceptance of the application by the company.

2. The sale price so fixed by the company shall remain fixed and shall not be subject to escalation.

3. The basic sale price does not include

Taxes, impositions of levies charges or duty, as applicable, imposed by the local state and central authorities for the sale of the said Apartment.

Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board.

Cost for providing connections of Sewage board including any security amount demanded by the Sewage board

Any change in govt. taxation or levies shall be charged extra.

Any other charges as referred in the "Sale Agreement".

(First Applicant) _____ (Second Applicant) _____



4. SUPER BUILT-UP AREA

It is defined as the total built up area of the Apartment booked and shall also include walls, windows, balconies, projections etc., proportionate share of areas like staircase, common areas, lifts, walls and areas used/earmarked for installation of essential facilities like electrical sub stations, water tanks and other facilities/amenities. The super built-up area per Apartment indicated by the company shall be final and binding on the applicant(s).

5. POSSESSION

The applicant(s) intending allottee(s) agree and undertake to take possession of the said Apartment within the time stipulated by the Company in the notice by executing necessary indemnities. Undertakings, Maintenance Agreement and such other documentation as the company may prescribe. If the Applicant(s)/ Allottee(s) fail to take over the Apartment as aforesaid within the time limit prescribed by the Company in its notice, then the said Apartment shall lie at the risk and cost of the Applicant(s) / Allottee(s) and the Company shall have no liability or concern thereof. Further it is agreed by the Applicant(s) / intending Allottee(s) that in the event of his/her failure to take over the said Apartment in the manner as aforesaid, then the company shall have the option to condone the delay on the condition that the Allottee shall pay to the company holding charges @ Rs1.50/- per sq.ft. of super built-up area of the said apartment per month for the entire period of 5 years ,such delay and to withhold conveyance or handing over for occupation and use of the said Apartment till the entire holding charges with applicable overdue interest, if any at the rates as prescribed in the Apartment Buyers Agreement are fully paid. Delivery of possession by the company is subject to Force Majeure Clause read in concurrence with the Construction Agreement.

6. REGISTRATION CHARGES

All the costs relating to stamp duty and other incidental charges as applicable for legal documentation etc shall be borne by the applicant(s) for registration of sale/conveyance deed.

7. PAYMENT

The timely payment of installments / balance sale consideration / security deposits / charges shall be an essence in respect of this application. This application does not constitute an Agreement to sell. It shall be incumbent on the Applicant/s / Intending Allottee/s to comply with the terms of payment and other terms and conditions of allotment/sale, as contained in the Sale Agreement in case the installments are delayed, the Applicant/intending Allottee(S) shall pay interest on delayed payments @ 18% per annum. Even then if the Applicant / intending Allottee(s) fail to pay the installment along with interest the company shall forfeit the amount of booking advance//earnest money deposited by him / her / them and the allotment shall stand cancelled and he / she / they shall have no lien / charge / interest on the said Apartment. The sums, if any paid over and above the earnest money shall be refunded without any interest by the company after adjustment of interest on delayed payments, if any, due from the Applicant /intending allottee(s)

8. LAYOUT & PLANS

All the lay-out zoning, floor and other plans are indicative as shown in the brochure and the company shall have the right to effect suitable and necessary changes / alterations therein, as and when required, which may involve all or any of the changes such as change in the position of the Apartment, increase / decrease in size, change in floor-plan lay out, change in the number of direction of the said apartment. If there is any increase or decrease in the super built-up area of the said apartment within the range of + / - 5% of the original area, then the applicant is obliged to accept the same and pay / refund the increase / decrease in the sale price. Such revised price will be applicable at the original rate per sq.ft. of super built-up area at which the apartment / unit was booked by the

(First Applicant)_____ (Second Applicant)_____



apartment allottee(s) herein. However, in the event the variation exceeds + / - 5% of the original super built-up area then the applicant shall have the option to withdraw from the Apartment Buyers Agreement and seek refund of the entire amount paid till date. If for any reason, the company is not in a position to allot / sell the apartment applied for by the Applicant(s) / Intending Allottee(s) the company may offer an alternate apartment to the applicant(s) / intending allottee(s) and in case the same is not acceptable to the Applicant(s) / intending Allottee(s), the company will refund the amount deposited by the Applicant(s) / Intending allottee(s) to his / her / them without any interest and compensation on account of the same and the Applicant(s) / Intending Allottee(s) shall not raise any objection to the same.

9. ESCALATION / CAR PARKING

That it is made clear to the Applicant(s) / Intending Allottee(s) that the per sq.ft. super built-up area price of the said Apartment is firm and escalation free. However, the Applicant(s) / Intending Allottee(s) shall separately pay for reserved / dedicated car parking space, if allotted to him / her/ them for his / her / their exclusive use and all other security deposits as mentioned in the Sale & Construction Agreement. The size(s) and or the dimensions of the car park is as deemed fit by the developer and not bound by any other rules and or regulations and not necessarily be of the same size(s) or dimensions for all the intending Allottee(s). It is made absolutely clear that reserved / dedicated car parking space allotted to the occupants / allottees shall not form part of common area in the said Building / Complex. Since the reserved / dedicated car parking space is an integral amenity of the said Apartment, the Applicant(s) intending Allottee(s) undertake not to sell / transfer / deal with the same independent of the said Apartment / Space.

10. SUBSTITUTION OF NAME

That the company in its sole discretion may permit substitution of the name of the nominee(s) in place of the Applicant (s) / Intending Allottee(s) on such terms and conditions and on receipt of such administrative charges as it may deem fit.

11. MAINTENANCE AGREEMENT

The Applicant(s) / Intending Allottee(s) agree to enter into a Maintenance Agreement draft of which will be shown to him / her / them for the maintenance and upkeep of the common areas and common services in the said Building / Complex and undertake to pay the maintenance and other charges and security deposits determined and fixed by the Maintenance Company.

12. CORRESPONDENCE

The Applicant(s) / Intending Allottee(s) shall get his/her/their complete address registered with the company at the time of booking of the Apartment and it shall be his / her / their responsibility to inform the Company by Registered Post / A.D. about all or any subsequent changes, if any, failing which all communications / notices etc. sent at the first address as stated by the Applicant(s) / Intending Allottee(s) in the application shall be deemed to have been received by him / her / them. This is without prejudice to the stipulation that the Applicant(s) / Intending Allottee(s) shall have to strictly comply with the schedule of payment mentioned in the Application and the Applicant(s) / Intending Allottee(s) shall be fully and solely responsible for any default in payment and the consequences that might arise therefrom. The Applicant(s) / Intending Allottee(s) undertake to abide by all the laws, rules and regulations relating to the said Apartment / Building / Complex.

(First Applicant) _____ (Second Applicant) _____



13. APPLICANT(S) / INTENDING ALLOTTEE(S)

Applicant(s) / Intending Allottee(s) agree to sign and execute as and when desired by the company the standard Sale & Construction Agreement, the standard Maintenance Agreement and other documents / papers alongwith all their Annexures, which have been seen and read by the Applicant(s) / Intending Allottee(s) and agree to abide by the terms and conditions as laid down therein.

The Applicant(s) / Intending Allottee(s) has / have applied for registration / allotment of an Apartment in the proposed Sri Vedhaa Creations Pvt. Ltd. _____ being developed in Second Cross, Ragavendra Nagar, Puducherry – 605001. with full knowledge and subject to all laws, notifications and rules applicable to the area and the proposed complex which have been fully explained by the Company and understood by him/her/them.

The Applicant(s) / Intending Allottee(s) has / have fully satisfied himself / herself / themselves about the right title and interest of the company in the land on which the proposed Sri Vedhaa Creations Pvt. Ltd. _____ to be developed / constructed and have understood all limitations and obligations in respect of it and there will be no further investigation or objection from the Applicant(s) / Intending Allottee(s).

15. LOAN FACILITY

In case the Applicant(s) / Intending Allottee(s) wish to avail loan facility for the purchase of apartment applied for the company shall extend all possible help without getting involved in any financial commitment. The terms of such loan(s) shall be binding and applicable exclusively upon the allottee(s) only. In case the allottee(s) opts to pay the agreed price through loan and subsequently the loan is not granted or delayed for any reason whatsoever, the payment to the Company as per schedule shall be ensured by the allottee(s); failing which he / she / they shall be governed by the provisions contained in clause No. 7 Supra.

16. FORCE MAJEURE

Development & construction of 'Sri Vedhaa Creations Pvt Ltd' _____ said Apartment is subject to force majeure clause which includes delay in completion of the project for any reason beyond the control of the company e.g. non-availability of any building materials war or enemy action or natural calamities or any act of God etc. In case of delay in delivery of possession as a result of any notice, order rule notification of the Govt. Public or other Competent Authority or any reason whatsoever beyond the control of the Company and any of the aforesaid events the company shall be entitled to a reasonable extension of time. This clause is always read in concurrence with the conditions and the clauses as set out in the sale agreement and the construction agreement.

17. GENERAL

Applicant(s) shall be required to execute the agreement with the company after his/her/their application is/are accepted and applicant(s) shall strictly and scrupulously remain bound by the terms and conditions incorporated in the said agreement for the sale of the Apartment by the Company.

(First Applicant) _____ (Second Applicant) _____



18. DECLARATION

I / We have read and understood the above mentioned terms and conditions, documents referred to therein and agree to abide by the same.

(Name of Applicant/s)

(Signature of Applicant/s)

Place _____ Date _____

(First Applicant) _____ (Second Applicant) _____