



BOOKING APPLICATION FORM

PRIDE

☐

GLORY

☐

Date : _____ **UNIT NO.** _____

Tox

Shrinivas Organisations Private Limited

(In short "You" and/or "Owner/Developer")

Block-O Mondeal Retail Park, Near Rajpath Club, SG Highway,
Ahmedabad – 380 054,

I / We the undersigned is / are interested in having one above mention Residential Unit in your **Super City** Scheme / Project – Phase-1 at Santej, Taluka : Kalol, District : Gandhinagar. I / We have been given full particulars, details and information regarding your above named Scheme. I / We are fully satisfied with the same and thereafter, being independent to take decision, I / We hereby request you to book the above Unit for me / us. I / We submit my / our details as under :-

Details of First / Sole Applicant :

Name : _____

Contact Number: _____ PAN NO. _____

Email id : _____

Date of Birth : _____ Nationality : _____

Occupation : _____ Designation : _____

CommunicationAddress : _____

Details of Second / Joint Applicant :

Name : _____

Contact Number: _____ PAN NO. _____

Email id : _____

Date of Birth : _____ Nationality : _____

Occupation : _____ Designation : _____

Communication Address : _____

Cont.....

Details of Unit :

	Sq.yds (super built up)	Amount (Rs.)
Saleable Land Area		
Saleable Const. Area		

Above agreed price/consideration is only basic price of the unit. Said consideration does not include the followings :

➤ **Other Charges :**

1. Township maintenance deposit : Rs. 500/- per Sq.yds on saleable Superbuilt up construction area
2. Society maintenance deposit : Rs. 500/- per Sq.yds on saleable construction area
3. GEB, Auda, Lega & Infrastructure Development charges etc Rs.2600/- per sq.yd on saleable const.area.
4. Stamp duty and registration : on actual, before at the time of Sale Deed or Possession

5. TDS 1 % (incase of agreement value is more then 50 Lakh) Service Tax and VAT/GST should be paid at the time of each payment

Maintenance charge After B.U.Permission or Physical Possession whichever is earlier.

1. Township Maintenance : 10=00 Rs. per Sq.yds on saleable construction area for 24 months in advance
2. Society Maintenance : 10=00 Rs. per Sq.yds on saleable construction area for 24 months in advance

I / We have read and fully understood all the terms and conditions of the booking and purchase of the above unit, which are also in short, mentioned herein and the same are fully accepted by me / us. The said terms and conditions and other terms and conditions, those may be framed by you from time to time shall be always binding upon me / us. I / We confirm that, I / we have been given full information and every details of the Scheme as a whole including the details / information of the above Unit. I / We also confirm that, inspection of all the papers, documents of titles, plans, permissions, etc. pertaining to the Scheme including the above Unit is given to me/us and I / we have personally and through my/our own source / expert on the subject, thoroughly inspected, studied and understood the same. I / We confirm that I / we am / are fully satisfied with all such details, information and thereafter only, I / We have made this application, requesting you for allotment of above Unit and made the payment for booking of the Unit. I / We also understand and agree that you have absolute authority to refuse booking, if I / we will not follow the terms & conditions without assigning any reason thereof to me/us. In the event of refusing to accept this application and not booking the aforesaid Unit for me/us, I / We shall not be entitled to question you about the reason of such refusal. Further, I / We shall have no right of asking for booking of the said Unit and/or I/We shall have no right of whatsoever other nature on the said Unit, save and except asking for refund of booking amount without interest subject to deduction of all statutory and non statutory payment made by you on our behalf (if paid by me/us) from you.

If this application for booking of Unit is granted by you and a provisional booking letter is issued to me/us with regard to the said Unit, I / We agree and confirm that such Provisional Booking letter will not entitle me/us and/or the same will not create my/our right of whatsoever nature in or upon the said Unit.

A Cheque / Pay Order / Demand Draft No. _____ dated _____ for Rs. _____
(Rupees _____ only) (drawn on / issued by
_____ Bank, _____ Branch, _____ being the booking
amount is enclosed herewith. I / We am/are bound to make the balance payments as per payment Schedule.

I/We state that all the informations given by me/us in this Application Form are true and correct. I / We shall inform you from time to time, any changes in my / our aforesaid informations.

TERMS & CONDITIONS

➤ **Project :**

1. Owner/ Developer has discretionary power to do any changes/ alteration in the original layout plan/ Building plan and/or unit plan within the permissible parameters.
2. Without the prior written approval of Owner/ Developer or Architect of the Scheme Unit holder will not be entitled to do any changes/alterations in the plan/Specifications and Elevation of the Unit/Scheme.
3. Before the booking of Unit / Bungalow, Owner / Developer has given and explained each and every details information pertaining to the Scheme as a whole including the usable/saleable area of Unit / Bungalow for which the applicant / member is interested in booking, to the member / intended purchaser and he/she/they has/have verified and / got verified through his/her/their own sources, all the papers, deeds, documents of title, plans, permissions, NOC, sanctions etc. pertaining to the Scheme and the applicant / intended purchaser has confirmed that only after being fully satisfied with all such information / details, he/she/they have applied for booking of Unit / Bungalow in the Scheme.
4. The area of the Project may be subject to certain changes for reasons beyond the control of the Owner / Developer. The marketing plan / brochure is a mere indication of the proposed project. The areas mentioned in the drawing are reasonable estimates however subject to minor changes. I /we hereby give our consent to Owner / Developer to change the design, elevation, specifications, amenities and facilities, plans, etc. due to aesthetic reasons or to meet the planning / regulatory requirement or for any other reasons which are not significantly prejudicial to the interest of me/us as an allottee. The Owner / Developer will construct as per the final approved plan from the concerned authorities. Any kind of internal alterations / modifications in the said Unit / Bungalow will require written approval from the Company.
5. Unit holder is bound to give full co- operation to the Owner/ Developer, in case of any interruption or disturbance arises in the Scheme due to or from govt. or natural calamities or policy matter or the situation beyond the control of owner/Developer.

➤ **Booking Application :**

1. This application is only a request of the applicant/s for the booking of a Residential Unit / Bungalow in Scheme and it does not create any right or interest, whatsoever or howsoever of the applicant in the said Unit / Bungalow till the atleast 10% payment of the entire consideration is received.
2. The Owner / Developer reserves its right not to accept the said application and also the right to allot / transfer the said Unit / Bungalow to any other person, without assigning and reason to applicant and without any obstruction from the applicant and/or any other person claiming through him/her/them/it before issuance of booking letter.
4. In the event of non-acceptance of the application by the Owner / Developer, the amount (if paid) along with this application will be refunded without any liability towards cost/damage/interest etc.

➤ **Payment :**

1. If the applicant has asked / requested booking of Unit / Bungalow in down payment (D.P.) mode he/she/they are required to strictly abide to the mutually decided and predetermined payment Schedule. In case he/she/they fail to follow the decided / agreed payment Schedule then revision in the rate & payment structure for the Unit / Bungalow booked, will be made applicable. Any decision in this regard by the Owner / Developer Company would be binding to the Applicant / Member.
2. All unit holders/ intended purchasers must pay their Booking / Purchase amounts as per the agreed terms. Late payment will be subject to minimum **12 % interest** per annum, including grace period of 15 days. If any unit holder / intended purchaser voluntarily cancels the booking of unit / Bungalow or fails to pay 3 (three) consecutive installments his/her/their booking of Unit / Bungalow will be automatically canceled with any prior notice, and balance amount will be refunded **(after deducting Service Tax/VAT/GST and other dues paid by the company on behalf of and in relation to booked unit)** to him/her/them within 45 (forty five) days.

➤ **Regular Payment Terms :**

1	10% of Basic Cost	At the time of Booking
2	15% of Basic Cost	Next month from the date of Booking
3	75% of Basic Cost	By 6 Equal Monthly Installment
4	Additional Charges	At the time of Sale Deed or Possession whichever is earlier

➤ **Documentation :**

1. Loan papers will be made available only after receiving minimum **25 %** of the total consideration and after signing necessary papers, agreements.
2. After the application is scrutinized and found in order and upon the Owner / Developer deciding to book Unit / Bungalow in the name of applicant the Owner / Developer will send /inform to the applicant the intimation thereof and shall ask him/her/them to pay the balance amounts as per payment Schedule. The applicant will not insist to excute the booking agreement/Agreement to sale/allotment letter till the atleast 10% payment is received.
3. Agreement for Sale and all other documents and correspondence shall be done in the name of the applicant as mentioned in this Application Form. No transfer of the booked Unit / Bungalow will be permitted without prior written approved of the Owner / Developer.

- **Housing Loan :**
 1. The Developer shall provide all possible loan papers for obtaining Housing loan. It shall be the sole responsibility of the buyer as its own cost to get the loan sanctioned and get disbursements made on time as per the payments terms agreed in this application. Non sanctioning of the loan or late disbursement of installments shall be considered as a default on the part of the buyer.
- **Transfer of Name / Unit :**
 1. No transfer in any manner of allotted / provisionally allotted/ provisionally booked unit/bungalow will be permitted without prior written approval of the Owner / Developer and/or Service Society or any organization framed for the Maintenance of the Scheme / Township.
 2. Member / Unit holder shall not be entitled to assign / transfer in any manner whatsoever (including lease-rental) the provisionally booked / Purchased unit/ bungalow to any person or person of any Specified community who may damage or spoil the atmosphere of the Scheme/ Township and Sale/ Transfer / Lease/ Rent shall be subject to the prior approval of Owner / Developer / Service Society or any organization framed for the Maintenance of the Scheme/ Township.
- **Cancellation of Booking :**
 - **Before Execution of Agreement for Sale**
 1. In the event of cancellation, by allottee/buyer the total amount paid would be refunded after deducting **Service Tax and other charges paid by the company on behalf of and in relation to booked unit)** Upon such cancellation applicant shall not have any right, title and/or interest of in the said Unit / Bungalow any claim, dispute against the Owner / Developer.
 2. In the event of cancellation by either party of provisionally booked unit/bungalow in any manner whatsoever, without any upward or downward revision in the price of the Unit / Bungalow.
 - **After Execution of Agreement for Sale**
 1. Agreement for sale will have to be cancelled by executing a new document.
 2. If the member has taken loan from any bank/financial institution, he/she/they should obtain NOC from the concerned Bank/Institution
 3. Refund will be given to the member after deduction a Service tax/VAT/GST and other dues paid by the company
- **Possession of the Unit :**
 1. Possession of the unit / bungalow shall be given and/or handed over to the applicant / member / intended purchaser only after (i) all the dues / payable amounts (including interest on delayed payment/s) pertaining to the Unit / Bungalow are fully paid by the applicant / member to the Owner / Developer (ii) all the Government Levies, Stamp Duty, Registration Fees, Service Tax/GST maintenance charges / deposit, other payable amounts and all other statutory amounts are also paid deposited by the applicant / member / intended purchaser to the Owner / Developer and (iii) Registration of Sale Deed of unit / bungalow is completed after procuring necessary permissions of the concerned govt. / competent authorities for commencement of use of the unit / bungalow. I/we will not object for normal delay in the possession of the bungalow and I/we aware that common amenities will be available for utilization only after atleast 6 months from the receipt of completion / B.U.certificate of entire project/scheme and I/we are specifically agreed for that.

- 2 Delay in possession or interruption in construction due to strike of labour , unavailability of labour, flood, strike of suppliers/transportation, riots, earthquake etc. shall not be treated as delay on the part of developer.
- 3 It is specifically explained to me/us that work in progress or stagewise completion of bungalow or tentative date of completion means scheme as a whole not the individual bungalow, means I/we will not link up the payment schedule with my/our completion of individual booked bungalow.
4. The Owner / Developer shall give notice of Possession to all the Applicant/s orally or through email, post, courier or any other mode of communication with regard to the handing over the possession and in event the applicant fails to accept and take possession of the unit / bungalow within 30 days of issuance of the notice, then the owner / developer shall become entitled to charge penal interest on the same and any decision in this regard will be taken by the Owner / Developer at its sole discretion.

All the above terms – conditions are fully agreed and accepted

Signature of First Applicant : _____

Signature of Second/Joint Applicant: _____



BOOKING APPLICATION FORM

GRAND



Date : _____ UNIT NO. _____

Tox

Shrinivas Organisers Private Limited

(In short "You" and/or "Owner/Developer")

Block-O Mondeal Retail Park, Near Rajpath Club, SG Highway,

Ahmedabad – 380 054,

I / We the undersigned is / are interested in having one above mention Residential Unit in your **Super City** Scheme / Project – Phase-1 at Santej, Taluka : Kalol, District : Gandhinagar. I / We have been given full particulars, details and information regarding your above named Scheme. I / We are fully satisfied with the same and thereafter, being independent to take decision, I / We hereby request you to book the above Unit for me / us. I / We submit my / our details as under :-

Details of First / Sole Applicant :

Name : _____

Contact Number: _____ PAN NO. _____

Email id : _____

Date of Birth : _____ Nationality : _____

Occupation : _____ Designation : _____

CommunicationAddress : _____

Details of Second / Joint Applicant :

Name : _____

Contact Number: _____ PAN NO. _____

Email id : _____

Date of Birth : _____ Nationality : _____

Occupation : _____ Designation : _____

Communication Address : _____

Cont.....

Details of Unit :

	Sq.yds (super built up)	Amount (Rs.)
Saleable Land Area		
Saleable Const. Area		

Above agreed price/consideration is only basic price of the unit. Said consideration does not include the followings :

➤ **Other Charges :**

1. Township maintenance deposit : Rs. 500/- per Sq.yds on saleable Superbuilt up plot area
2. Society maintenance deposit : Rs. 500/- per Sq.yds on saleable plot area
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Maintenance charge After B.U.Permission or Physical Possession whichever is earlier.

1. Township Maintenance : 10=00 Rs. per Sq.yds on saleable construction area for 24 months in advance
2. Society Maintenance : 10=00 Rs. per Sq.yds on saleable construction area for 24 months in advance

I / We have read and fully understood all the terms and conditions of the booking and purchase of the above unit, which are also in short, mentioned herein and the same are fully accepted by me / us. The said terms and conditions and other terms and conditions, those may be framed by you from time to time shall be always binding upon me / us. I / We confirm that, I / we have been given full information and every details of the Scheme as a whole including the details / information of the above Unit. I / We also confirm that, inspection of all the papers, documents of titles, plans, permissions, etc. pertaining to the Scheme including the above Unit is given to me/us and I / we have personally and through my/our own source / expert on the subject, thoroughly inspected, studied and understood the same. I / We confirm that I / we am / are fully satisfied with all such details, information and thereafter only, I / We have made this application, requesting you for allotment of above Unit and made the payment for booking of the Unit. I / We also understand and agree that you have absolute authority to refuse booking, if I / we will not follow the terms & conditions without assigning any reason thereof to me/us. In the event of refusing to accept this application and not booking the aforesaid Unit for me/us, I / We shall not be entitled to question you about the reason of such refusal. Further, I / We shall have no right of asking for booking of the said Unit and/or I/We shall have no right of whatsoever other nature on the said Unit, save and except asking for refund of booking amount without interest subject to deduction of all statutory and non statutory payment made by you on our behalf (if paid by me/us) from you.

If this application for booking of Unit is granted by you and a provisional booking letter is issued to me/us with regard to the said Unit, I / We agree and confirm that such Provisional Booking letter will not entitle me/us and/or the same will not create my/our right of whatsoever nature in or upon the said Unit.

A Cheque / Pay Order / Demand Draft No. _____ dated _____ for Rs. _____
(Rupees _____ only) (drawn on / issued by
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amount is enclosed herewith. I / We am/are bound to make the balance payments as per payment Schedule.

I/We state that all the informations given by me/us in this Application Form are true and correct. I / We shall inform you from time to time, any changes in my / our aforesaid informations.

TERMS & CONDITIONS

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 4. The area of the Project may be subject to certain changes for reasons beyond the control of the Owner / Developer. The marketing plan / brochure is a mere indication of the proposed project. The areas mentioned in the drawing are reasonable estimates however subject to minor changes. I /we hereby give our consent to Owner / Developer to change the design, elevation, specifications, amenities and facilities, plans, etc. due to aesthetic reasons or to meet the planning / regulatory requirement or for any other reasons which are not significantly prejudicial to the interest of me/us as an allottee. The Owner / Developer will construct as per the final approved plan from the concerned authorities. Any kind of internal alterations / modifications in the said Unit / Bungalow will require written approval from the Company.
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2	15% of Basic Cost	Next month from the date of Booking
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➤ **Documentation :**

1. Loan papers will be made available only after receiving minimum **25 %** of the total consideration and after signing necessary papers, agreements.
2. After the application is scrutinized and found in order and upon the Owner / Developer deciding to book Unit / Bungalow in the name of applicant the Owner / Developer will send /inform to the applicant the intimation thereof and shall ask him/her/them to pay the balance amounts as per payment Schedule. The applicant will not insist to excute the booking agreement/Agreement to sale/allotment letter till the atleast 10% payment is received.
3. Agreement for Sale and all other documents and correspondence shall be done in the name of the applicant as mentioned in this Application Form. No transfer of the booked Unit / Bungalow will be permitted without prior written approved of the Owner / Developer.

➤ **Housing Loan :**

1. The Developer shall provide all possible loan papers for obtaining Housing loan. It shall be the sole responsibility of the buyer as its own cost to get the loan sanctioned and get disbursements made on time as per the payments terms agreed in this application. Non sanctioning of the loan or late disbursement of installments shall be considered as a default on the part of the buyer.

➤ **Transfer of Name / Unit :**

1. No transfer in any manner of allotted / provisionally allotted/ provisionally booked unit/bungalow will be permitted without prior written approval of the Owner / Developer and/or Service Society or any organization framed for the Maintenance of the Scheme / Township.
2. Member / Unit holder shall not be entitled to assign / transfer in any manner whatsoever (including lease-rental) the provisionally booked / Purchased unit/ bungalow to any person or person of any Specified community who may damage or spoil the atmosphere of the Scheme/ Township and Sale/ Transfer / Lease/ Rent shall be subject to the prior approval of Owner / Developer / Service Society or any organization framed for the Maintenance of the Scheme/ Township.

➤ **Cancellation of Booking :**

➤ **Before Execution of Agreement for Sale**

1. In the event of cancellation, by allottee/buyer the total amount paid would be refunded after deducting **Service Tax and other charges paid by the company on behalf of and in relation to booked unit)** Upon such cancellation applicant shall not have any right, title and/or interest of in the said Unit / Bungalow any claim, dispute against the Owner / Developer.
2. In the event of cancellation by either party of provisionally booked unit/bungalow in any manner whatsoever, without any upward or downward revision in the price of the Unit / Bungalow.

➤ **After Execution of Agreement for Sale**

1. Agreement for sale will have to be cancelled by executing a new document.
2. If the member has taken loan from any bank/financial institution, he/she/they should obtain NOC from the concerned Bank/Institution
3. Refund will be given to the member after deduction a Service tax/VAT/GST and other dues paid by the company

➤ **Possession of the Unit :**

1. Possession of the unit / bungalow shall be given and/or handed over to the applicant / member / intended purchaser only after (i) all the dues / payable amounts (including interest on delayed payment/s) pertaining to the Unit / Bungalow are fully paid by the applicant / member to the Owner / Developer (ii) all the Government Levies, Stamp Duty, Registration Fees, Service Tax/GST maintenance charges / deposit, other payable amounts and all other statutory amounts are also paid deposited by the applicant / member / intended purchaser to the Owner / Developer and (iii) Registration of Sale Deed of unit / bungalow is completed after procuring necessary permissions of the concerned govt. / competent authorities for commencement of use of the unit / bungalow. I/we will not object for normal delay in the possession of the bungalow and I/we aware that common amenities will be available for utilization only after atleast 6 months from the receipt of completion / B.U.certificate of entire project/scheme and I/we are specifically agreed for that.

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All the above terms – conditions are fully agreed and accepted

Signature of First Applicant : _____

Signature of Second/Joint Applicant: _____