

Booking Form

DHPL Sahoo Residency

B+G+4 Storeyed Apartment over plot no 3953 (P) & others, Gadakana



A Project of Devavrat Homes Pvt Ltd

A real estate company with difference

**Application for Allotment of an Apartment in DHPL Sahoo Residency, Mouza: Gadakana, Opp
Mancheswar Railway Workshop, Bhubaneswar**

Dear Sirs,

1. The Applicant(s) understands that the M/s Devavrat Homes Pvt Ltd (Company) is promoting the Complex "DHPL Sahoo Residency".
2. The Applicant(s) requests that the Applicant(s) may be allotted an Apartment and an exclusive right to use Parking Space(s) in the Said Complex as per the payment plan detailed therein.
3. The Applicant(s) states and confirms that the Company has made the Applicant(s) aware of the availability of the Apartment Buyers' Agreement at the office of the Company. The Applicant(s) confirms that he/she has read and perused the Agreement, containing the detailed terms and conditions and in addition, the Applicant(s) further confirms to have fully understood the terms and conditions of the Agreement (including the Company's limitations) and the Applicant(s) is agreeable to perform his/her obligations as per the conditions stipulated in the Agreement. Thereafter the Applicant(s) has applied for allotment of an apartment in the Said Complex and has requested the Company to allot an apartment. The Applicant(s) agrees and confirms to sign the Agreement in entirety and to abide by the terms and conditions of the Agreement and the terms and conditions, as mentioned therein.
4. The Applicant(s) further acknowledges that the Company has provided all the information and clarifications as required by the Applicant(s) and that the Applicant(s) is fully satisfied with the same and the Applicant(s) has relied on his/her own judgment and investigation in deciding to apply for allotment of the Said Apartment and has not relied upon and/or is not influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by Company, or any selling agents/brokers or otherwise including but not limited to any representations relating to the description or physical condition of the Said Complex/ Said Apartment/Said Building. No oral or written representations or statements shall be considered to be a part of this Application and that this Application is self contained and complete in itself in all respects.
5. The Applicant(s) encloses herewith a sum of Rs. _____ /-(Rupees _____ only) by Bank Draft/ Cheque No. _____ dated _____ drawn in favour of the Company payable at _____ towards the booking amount. In case this Application is rejected by the Company, the Booking Amount will be refunded to the Applicant without any interest, within 15 days from the date of the rejection of this Application. The Applicant/s is aware that in the event of bounced cheque /stop payment of the Booking Money, this Application for Allotment shall stand invalid and the Applicant/s has no right, title, claim, or interest in the said Residential Flat and the Company is at full liberty to deal with the same as it deems fit.
6. The Applicant(s) has clearly understood that by submitting this Application the Applicant(s) does not

become entitled to the final allotment of the Said Apartment in the Said Complex notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application by the Applicant(s). The Applicant(s) further understands that it is only after issuance of the allotment letter, the allotment will get confirmed and after the Applicant(s) signing and executing the Agreement and agreeing to abide by the terms and conditions laid down therein that the allotment of the Said Apartment shall become final. The Applicant(s) agrees, consents and authorizes the Company to cancel the allotment if the Applicant(s) fails to execute the Agreement within thirty (30) days from the date of its dispatch by the Company and on such cancellation, the Applicant(s) consents and authorizes the Company to forfeit 50% of the Booking Amount.

The Company specifically reserves the right to offer the property and/or the building and structures being constructed thereon or any part thereof (save and except the Residential Flat), as security to any other credit/financial institution, bank or other person/body, who has or may hereafter advance credit, finance or loans to the Company.

7. Cancellation:

- a. In the event, Applicant wishes to withdraw from/cancel this Application of the said Residential Flat, the Applicant agrees and undertakes to forthwith pay to the Company charges amounting to 50% of the booking money, which shall be deducted from the amounts paid by the Applicant in respect of the Residential Flat. Upon such cancellation, the Company shall refund to the Applicant the balance amounts paid in respect of the said Residential Flat.
 - b. In the event, the Applicant/s commit breach of any of the terms and/or conditions of this Application or the Allotment Letter, the Company may by giving notice in writing to the Applicant/s without prejudice to the rights and remedies available, reject this Application/ cancel the allotment of the Residential Flat. In the event of rejection of this Application under this sub clause, 50% of the booking amount shall be forfeited. Company shall be entitled to deduct the said cancellation charges from the amounts paid by the Applicant and refund the balance amount. In the event of withdrawal/rejection/cancellation as per said clause, the Applicant shall cease to have any right, title, claims, or interest of any nature whatsoever in respect of the said Residential Flat and the Company shall be entitled to deal with the same in the manner as it deems fit and proper.
8. The Applicant(s) agrees that if the Company allots the Said Apartment then the Applicant(s) agrees to pay the Total Price of Apartment as per the payment plan opted by the Applicant(s) and/ or in accordance with the terms of this Application/Agreement. All overdue payments shall attract interest at the rate of 24% per annum, from the dates they fall due till realization of the payment.
9. The Applicant(s) agrees and confirms that if for any reasons the Company is not able to start construction of Residential Complex for any reason including non-sanction of few approvals/permissions and non issuance of few clearances, within a period of 12 months from date of launch / by 01-11-2013, then the

project shall be deemed to be abandoned and the Applicant(s) agrees and authorises the Company to refund the entire amount paid by the Applicant(s) along with simple interest @ 6% (six percent) per annum, calculated from the date of realization of such amounts by the Company. The Company shall refund the entire amount received and interest as stated above with the specific understanding and condition that after such cancellation and dispatch by the Company of such amounts, thereafter the Applicant(s) shall have no right, interest, claim and lien of any nature whatsoever on the Said Apartment and in the Said Complex. The Application/Agreement shall be treated as null and void and the Applicant(s) has fully understood the same and thereafter agreed and authorizes the Company to refund the amount.

10. The layout, landscaping, pathways, connectors and building plans, specifications of the Buildings, amenities, facilities and the Unit/s as shown in the various booklets/inserts shall be subject to the changes/variations. The Company may affect such variations, additions, alterations, deletions and/or modifications therein as it may, at its sole discretion which is deemed appropriate or as may be directed by the Competent Authority.

11. Notwithstanding anything contained in this Application, the Applicant(s) understands that the Application will be considered as valid, enforceable and proper only on realization of the amount tendered with this Application.

12. All sums, taxes, levies, charges, deposits and other statutory dues whether applicable/payable now or in the future including municipal, Service Tax, VAT, etc. hereunder or in respect of or sale of the Residential Flat shall be to the Applicant(s)'s account and borne and paid by the Applicant/s alone.

13. Disbursals from Banks/Financial Institutions

In the event the Applicant obtains a loan from any bank or Financial Institution for payment of the consideration (or part thereof) in respect of the Residential Flat, the Applicant shall be solely responsible and liable to ensure that the payment of the consideration, as and when due, is made by the Bank and/or the Financial Institution without any objection or demur. Any delay or default by such Bank and/or the Financial Institution for any reason whatsoever in disbursement of such amounts as and when due, shall constitute a breach of the terms of allotment/Agreement to Sell.

Signature (s)

(First/Sole Applicant)

(Second Applicant)

SOLE/FIRST APPLICANT :

Mr./Mrs./Ms

S/W/D of Age

Guardian's Name (in case of minor)

Date of Birth Nationality

Occupation Service () Professional () Business ()
 Student () House Wife () Any other

Mailing Address

..... Pin..... e-mail.....

Permanent Address

..... Pin

Tele No. Fax No. Mobile No.

Income Tax Permanent Account No.....

Place where assessed to Income Tax

SECOND APPLICANT (IF APPLICABLE)

Mr./Mrs./Ms

S/W/D of Age

Guardian's Name (in case of minor)

Date of Birth Nationality

Occupation Service () Professional () Business ()
 Student () House Wife () Any other

Mailing Address

..... Pin..... e-mail.....

Permanent Address

..... Pin

Tele No. Fax No. Mobile No.

Income Tax Permanent Account No.....

Place where assessed to Income Tax

DETAILS OF UNIT FOR PROVISIONAL ALLOTMENT :

	1st Choice	2nd Choice	3rd Choice
Block			
Unit No			
SB Area			
Type (2/3 BR)			
Finish Type			
No Of Parking			
Parking Category			

Note Parking Category:

Cat 1: Mid Size Hatchback like ASTAR, i10 etc

Cat 2: SEDAN like HONDA CITY, VERNA, FIESTA

Cat 3: SUV like SCORPIO, XYLO

Cost Calculation:

	1st Choice	2nd Choice	3rd Choice
Basic Cost			
Parking			
Club Membership			

Electricity & Development Charges			
Grand Total			

PAYMENT STAGES:

SI No	Payment Stage/Construction Stage		%age of Total Cost
1	Booking Amount/Earnest Money		10.00%
2	Within 1 month of Booking		10.00%
3	Completion of Basement Base Slab		10.00%
4	Completion Basement Slab		10.00%
5	Completion Roof Slab 1st Floor		10.00%
6	Completion Roof Slab 3rd Floor		10.00%
7	Completion Roof Slab 4th Floor		5.00%
8	Brick Work of Ground & First Floor		7.50%
9	Brick Work of Remaining Floor		7.50%
10	Flooring of Ground & First Floor		7.50%
11	Flooring of Remaining Floors		7.50%
12	Completion of unit and letter offering Possession		5.00%
	Grand Total		100%

Note:

The super built up area shall include following:

Super Area for the purpose of calculating the Sale Price in respect of the Said Apartment shall be the sum of Apartment Area of the Said Apartment, its pro-rata share of Common Areas in the entire said building and pro-rata share of other Common Areas outside apartment buildings earmarked for use of all apartment allottees in DHPL Sahoo Residency.

Whereas the Apartment Area of the Said Apartment shall mean entire area enclosed by its periphery walls including area under walls, columns, balconies, half the area of common walls with other apartment, which form integral part of Said Apartment and Common Areas shall mean all such parts/ areas which the allottee shall use by sharing with other occupants of DHPL Sahoo Residency including entrance lobby, driver's/common toilet at ground floor, lift lobbies, lift shafts, electrical shafts, fire shafts, plumbing shafts and service ledges on all floors, common corridors and passages,

staircases, mummies, services areas including but not limited to lift machine room, overhead water tanks, underground water tanks & pump room, electric sub-station, DG set room, maintenance offices/ stores, security/ fire control rooms, boundary walls, entrance gate, and architectural features, if any in buildings.

It is specifically made clear that the computation of Super Area of the Said Apartment does not include the following :

- a) Sites for shop(s).
- b) Covered / Open Car Parking Area within / around Buildings for allottees / visitors of DHPL Sahoo Residency .
- c) Club House of DHPL Sahoo Residency .

It is further clarified that the Super Area presently used is tentative and for the purpose of computing Sale Price in respect of Said Apartment only and that the inclusion of Common Areas within Said Building, for the purpose of calculating Super Area does not give any right, title or interest in Common Areas to Apartment Allottee except the right to use common Areas by sharing with other occupants / allottees in the said building subject to timely payment of maintenance charges.

Note:

- 1. Above cost are exclusive of Service Tax and other items as detailed in Agreement.

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing has been concealed there from.

Signature (s)

(First/Sole Applicant)

(Second Applicant)

Date

Note :

- (i) Cheques/Demand Draft to be made in favour of “Devavrat Homes Pvt Ltd., Payable: Bhubaneswar.

(II) **FOR OFFICE USE ONLY**

- 1. Application status : Accepted / Rejected.

(Authorised Signatory)