

Application Form

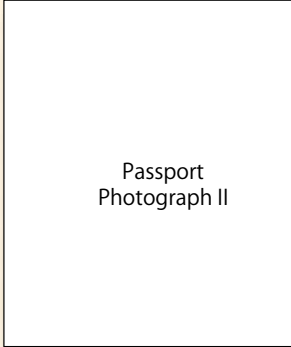
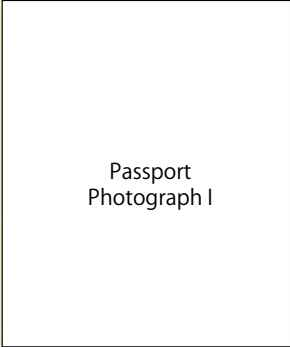


Mahadev avenue

Govinda Prasad, Bhubaneswar, Odisha



To
M/s Decor Realty Pvt.Ltd.
 A/110,Saheed Nagar, Bhubaneswar.



Sir,
 I am / we are interested to possess a residential unit in “**Mahadev Avenue**”, a residential complex on Govindaprasad, Bhubaneswar. // We pay in Cash DD/ Banker’s Cheque / Cheque bearing No _____ Date _____ for Rs _____ /- (Rupees _____ only) in favor of **M/s Decor Realty Pvt.Ltd.** Payable at Bhubaneswar.

Please accept this amount towards booking of one residential 2BR/ 3BR unit No _____ with a super built-up-area of _____ sft. of Type _____ in _____ floor. Necessary allotment may be made at your earliest convenience.

I/We furnish the necessary particulars are under :

- 1. Name of the Applicant : _____
- 2. Name of the Co-applicant : _____
- 3. Name of Father / Husband : _____
- 4. **A) Mailing Address** : _____

 Pin _____ Tel _____
- (b) Permanent Address** : _____

 Pin _____ Tel _____
- 5. Nationality : INDIAN / NRI / FOREIGNER _____
- 6. Date of Birth : Applicant _____ Co-Applicant _____
- 7. Occupation : Applicant _____ Co-Applicant _____
- 8. Sources of Finance : Own Sources _____
 Dept. Housing Loa _____
 Housing Finance Co. _____
- 9. Caste : _____
- 10. PAN No : _____
- 11. Preference of Choice : _____

Sl.	Residential unit No.	Floor	Type	Super Built up Area in sft.	Rate per sft.
1					
2					
3					

12. Whether Car Parking space in Basement & Stilt Floor area is required-Yes/No

Certified that the particulars given above are true to the best my/ our knowledge and belief.

Signature 1. _____
 Date: _____
 Place: _____

Signature 2. _____
 Date: _____
 Place: _____

**TERMS AND CONDITION GOVERNING
ALLOTMENT OF Residential unit IN “MAHADEV AVENUE”**

1. The rate per sft means the rate per sft. Of Super Built-up Area. Super Built-up Area means the Plinth Area of the unit plus Proportionate Common Services and Utility Areas. like entrance lobby, corridors, passage, veranda, staircases, security rooms, common toilets, pump room, lift shaft / lift machine room, generator room, electrical room, society room ad common parking etc.
2. Allotment of the specific Residential units requested by the applicant will be subject to its being vacant in case it is already booked; one of the Residential units as given in the “Preference of Choice” against item (IX) in the application will be allotted which will be binding on the applicant.
3. During the course of construction, it may become necessary to modify / after the drawings / designs / specifications etc. Which may result in increase or decrease in the Super Built-up Area and the cost of the Residential unit will be recalculated at the original rate at which it was booked. The applicant shall not raise any objection for such alterations / modification / changes and accept the recalculated cost and shall not cancel he allotment merely on the ground that the drawings / designs / specifications or the Super Built-up Area have changed.
4. In case the builder decides to construct additional floor/units/flats/shops and / or additional Blocks, no objection shall be raised by the applicant for such construction.
5. The applicant shall execute the flat agreements within 30 days from the date of allotment.
6. The builder expects to deliver possession of the Residential/Commercial unit within 30 months from the date the construction starts and if any delay occurs due to reasons beyond his control, the applicant shall not claim any damages or compensation.
7. Service Tax & All other taxes, levies that may be levied by the State Govt. Local Bodies / Development Authorities after the date of booking shall be payable by the applicant, in addition to the cost of the Residential.
8. SCHEDULE OF PAYMENTS

Initial Booking Amount		10%
1 st Installment	Within 30 days of allotment (Inclusive of initial booking amount)	15%+(50% cost of CP)
2 nd Installment	On completion of Basement floor slab	10%+(25% cost of CP)
3 rd Installment	On completion of 1st floor roof slab	10%+(25% cost of CP)
4 th Installment	On completion of 2nd floor roof slab	10%
5 th Installment	On completion of 3rd floor roof slab	10%
6 th Installment	On completion of 4th floor roof slab	5%
7 th Installment	On completion of 5th floor roof slab	5%
8 th Installment	On completion of Brickwork of respective flat	10%
9 th Installment	On completion of flooring of respective flat	10%
10 th Installment	Before possession	05%

All the installments have to be paid within maximum 15 days from the respective due dates which will be intimated to the applicant by the Builder.

9. If any installment remains unpaid from the due date up to 45 days, the builder shall charge interest @ 18% per annum along with amount due to continue the allotment of unit.
10. In case of non-payment of installments or other components of sales price, by the purchaser. The builder can cancel the allotment after 30 days subject to two notices of 15 days each giving opportunity to the purchaser to pay before the option of cancellation is exercised. The developer shall return the balance amount within 90 days to the purchaser. After deducting interest @ 18% per annum on the unpaid amount of the agreement norms. And processing fees of minimum Rs. 30,000/-
11. Parking space will be provided on first come-first served basis, subject to full payment is made as decided by the builder.

12. The Residential unit shall not be sued for purposes other than the specific purposes for which it is intended.
13. In case the applicant decides to cancel the allotment, then forfeiture shall be 4% of the agreement / allotment value of the unit or processing fees of minimum of Rs. 30,000/-. The balance amount shall be paid to the purchases within 3 months from the date of cancellation by the purchaser.
14. The basic sale price (BSP) per sq.ft does not include parking charges, interest free Maintenance security, Club/ Society Membership Fees, Registration Charges, Stamp duty for registration, Electrical charges. Taxes and levies, Legal, Documentation, Administration charges and other charges are in addition to the basic sale price(BSP).
15. The cost and deposit for Individual power supply and municipality tax to concerned department in his/her name at own responsibility.
16. Maintenance charges per month Rs.1/-per sft for 1 Year in each flat to enable the builder to maintain the common areas and facilities like corridors, staircases, security, common lights, water pump,generator etc
17. Society Corpus Fund Rs.10, 000/- for each flats.
18. The builder shall assess / estimate the expenses in respect of the items shown in 14 above and the applicant shall not question or ask to render accounts for such expenses.
19. Electrical service connection and meter shall be arranged by the builder as per CESCO rules and regulations.
20. The applicant shall execute necessary documents before possession of Residential unit to form apartment owner's welfare society / association.
21. In terms of the Orissa Apartment Ownership Act, 1982 and the Rules framed there under, every owner is bound to become a member of the Association / Society of such owners and they shall be bound by the Rules, Regulations, By-Laws framed by such Association / Society, including payment of monthly fees/charges etc. as decided by the Society / Association which will maintain / administer the common areas and facilities in the complex.
22. Any additional; items of work desired by the purchasers shall be undertaken by the Builder provided such requests are made well in advance. The extra cost shall be of such a nature that they don't involve any structural changes or alter the external appearance of the building and shall be at the sole discretion of the builder, and the cost of the additional work shall be borne by the applicant.
23. The builder may reject / cancelled the allotment of Residential units at any time after notice.
24. The construction specifications/facilities shall be as given in the brochure relating to the project and/or as may be changed /amended by the builder from time to time.
25. Any financial disputes among the parties herein shall be referred to arbitration of one arbitrator chosen by mutual agreement, as per the Law of Arbitration which may be in force and applicable and such arbitration which may be in force and applicable and such arbitration proceedings shall be held at Bhubaneswar, Orissa and the award thereof shall be binding on both the parties.
26. The applicant shall execute a memorandum evidencing taking possession at the time of handing over the Residential unit as per the Performa to be supplied by the builder.
27. We have read and understood that the terms and conditions governing allotment of units in the "**MAHADEV AVENUE**" as detailed above and we agree to abide and bound by the same.

Bhubaneswar

Signature -1

Date:

Signature -2