

APPLICATION FORM

Name of Applicant : (1)
 : (2)
 Age & Date of birth : (1) (2)
 Profession : (1) (2)
 Father's/Husband's Name : (1) (2)
 Permanent Address :

Taluk..... Village:..... Pincode:

Address for correspondence :

Status : Indian NRI PAN No :

If NRI, Passport No :

Telephone (Office) : (Residence):

Mob. : Fax

E-mail :

PROPOSED APARTMENT DETAILS:

NAME OF THE PROJECT : SUPER BUILTUP AREA:

TYPE OF APARTMENT : FLOOR NO:

I/We have read all the terms and conditions and I/We agree to abide by the same.
 Please find enclosed DD/Cheque No..... Dated..... For
 Rs. drawn on Bank in favour of **PAUL AUGUSTINE HOMES LLP** towards
 booking amount of the apartment. Kindly confirm the allotment. On allotment I/We agree to remit further installments
 as per the schedule for payment given by you.

Place:

Date:

Signature : (1)

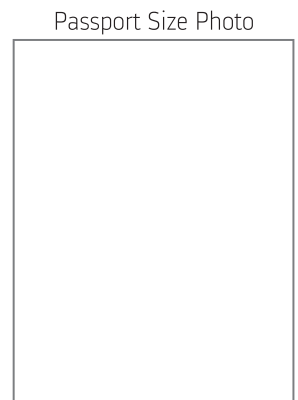
Name :

Signature : (2)

Name:



Applicant 1



Applicant 2

TERMS AND CONDITIONS

1. PAUL AUGUSTINE HOMES LLP reserves the right to accept or reject any application. Once allotted and agreement signed, prices are firm.
2. The company reserves the right to cancel the allotment without assigning any reason, if payments are delayed by the purchaser from the payment schedule or breach of any clause in contract agreements. In such cases the amount paid will be returned without interest and taxes paid to the authorities by the builder on such payments, after re allotment to another party.
3. Amount paid at the time of booking will not be refunded in case of cancellation of booking.
4. Payment schedule:-
 - a. On Agreement : 20% of the total cost + taxes applicable
 - b. On completion of foundation : 20% of the total cost + taxes applicable
 - c. On completion of superstructure : 20% of the total cost + taxes applicable
 - d. On completion of brickwork : 15% of the total cost + taxes applicable
 - e. On completion of flooring work : 10% of the total cost + taxes applicable
 - f. On completion of finishing work : 10% of the total cost + taxes applicable
 - g. On Handing over : 5% of the total cost + taxes applicable
5. The stage construction referred in the above schedule is only a reference point for effecting advance payments.
6. The basic sale price of the home does not include:-
 - a. All central and local taxes, building tax, GST, one time building tax, workers welfare fund, or similar social fund contributions, if applicable or made applicable during the period of the contract or after its completion in relation to the project, other statutory payments in respect to the construction work carried out.
 - b. Security deposits, installation charges and incidental expenses of electric posts, lines, transformer, electric connection.
 - c. Deposits, expenses and incidental charges for water and gas connections, STP and other utilities.
 - d. The stamp paper, registration charges, legal and other incidental expenses to be incurred in connection with the documentation, execution and registration of agreement to sell, and the sale deed.
 - e. Any other charges or levies as may be specifically referred to in the agreement.
7. The basic sale price of the home will depend on the rates prevalent at the time of acceptance of the application by the builder and super built up area of the home. Super built up area is defined as the built up area including balconies of the home plus a pro-rata share of the common areas/ facilities of the building and amenities provided. Super built up areas determined by the builder shall be final and binding on the applicant.
8. All payments shall be made by DD/ Local cheque/ Bank transfer in favour of PAUL AUGUSTINE HOMES LLP payable at Ernakulam. For delayed payments interest will be charged at 12% per annum.
9. Possession of the home shall be given to the customer only on settling all the dues to the company.
10. On allotment, two agreements will be executed between the builder and the purchaser – first for the construction of the home, second for the sale of undivided share of the land. Though separate considerations are specified in each agreement, composite value of two agreements will be shown in the payment schedule. Necessary citations to this effect are given in the agreements.
11. The sale deed of the home will be registered in favour of the purchaser on receipt of the entire payments and before handing over.

TERMS AND CONDITIONS

12. Owner's Association will be formed on handing over of the possession of the homes. Membership in the Association is compulsory, not optional. Maintenance charges are payable by the owners on a monthly basis. Maintenance deposit /charge is collected from all the Owners by the builder till the Owner's Association is formed and the maintenance shall be carried out. The Owner's Association will carry out all necessary routine and annual maintenance and repairs to the common areas and exterior wall of the building, common installations and fittings, payment of electrical and water charges for common facilities and services.
13. The furniture's and fixtures shown in brochure and promotional materials are intended for visualizing the internal space adequacy of the home but not included within the scope of the sale of the home.
14. All measurements and specifications given in the brochure are subject to minor variations without any specific or general notice. All such variations shall be purely at the discretion of the builder. The brochure is only for information and it does not constitute a legal offer.
15. PAUL AUGUSTINE HOMES LLP shall have the right to modify the project with land, structures, facilities or amenities subject to the approval from respective authorities.
16. All transactions are subject to Cochin jurisdiction only.

Place:

Signature 1..... 2.....

Date:

Name 1 2