



APPLICATION FORM

No. : _____

OPUS

I/We, request you to allot me _____ BHK Apartment No. _____ in _____ Block/Tower on _____ Floor, measuring super built up area of _____ sq.ft. with terrace area of _____ sq.ft./garden area of _____ sq.ft and _____ top covered/open car park in the Basement /Ground level.

1) Name in full Age PAN No. Name of the Father / Husband	1) Mr./Mrs. _____ 2) Mr./Mrs. _____ 1. _____ Yrs; 2. _____ Yrs. 1. _____ 2. _____ Mr. _____ Age _____ Yrs.
2) Company Name	
3) Residential Mailing Address	
4) Agreement Address	
5) Contact No.	(O) _____ (R) _____ Cell _____ e-mail _____

I understand that the basic cost of my Apartment is as under :

- Apt. Area _____ sq.ft. X Rs. _____ (Rate) Floor Rise Charges _____ = Rs. _____
- Terrace/Garden Area _____ sq.ft. X Rs. _____ (Rate) = Rs. _____

I/We would prefer the exclusive right for covered / open parking for which we agree to pay Rs. _____

I/We hereby agree to pay other charges towards KEB / BWSSB, stamp duty, registration, legal fee, Corpus fund, Generator charges, Club house, Property Assessment and any other statutory levies as applicable from time to time. Also agree to pay applicable taxes from time to time in case of any changes in the tax structure and any fresh governmental levies, applicable during the contract period.

Agree to be a member of the club at a fee of Rs. _____, and generator charges of Rs. _____.

Agree to pay one time maintenance deposit towards facilities within the above block, which is approximately Rs. _____ per sq.ft. and also one time Corpus Fund @ Rs. _____ per sq.ft. on apartment area for the Maintenance of Parks and Open Spaces.

Please find enclosed herewith a cheque no. _____ dated _____ drawn on _____ bank, _____ branch, for an amount of Rs. _____/- towards earnest money deposit. I/We further assure to pay balance of EMD amount of Rs. _____/- within 7 days from the date of this application.

I/We agree to execute an agreement for the apartment within 10 days of your confirmation of acceptance of this application failing which you will be free to forfeit the booking amount/EMD.

I/We am/are also aware that my/our application for allotment is subject to your acceptance of the offer made by me/us in the application and if my/our application is rejected by you, I/We will have no claims whatsoever and I/We will accept the refund of the EMD without payment of interest.

Booking date _____ on installment basis as per price list dated _____ (enclose prevailing price list).

SOURCE OF BOOKING

Channel Partner Reference Website Online Site Hoarding Print Media

Thanking you,

Truly Yours,

Attended By _____

Signature of Applicant
Date:

Signature _____

TERMS & CONDITIONS

1. The contract price shall be confirmed when the Allotment Letter is issued.
2. 1 sqft is equal to 0.33 sqmts & are as mentioned are super built up, saleable.
3. The company reserves the right to cancel the allotment and forfeit the amount paid if the amounts are not paid as per the terms of booking. In case the Applicant desires to withdraw the booking within 7 days from the date of booking, a token amount of Rs.50,000/- would be withheld as cancellation fee. In case of cancellation after 7 days till the execution of Sale Agreements, 1% of Sale consideration will be forfeited.
4. All refunds if any, before execution of agreements will be made by local cheque without any interest amount within 12 weeks from cancellation.
5. Acceptance of requests after the sale agreement executed if any, for transfer of booking from block to block, or project to project is at the sole discretion of the company which may differ from time to time.
6. Other charges towards BESCOM & BWSSB, Generators charges, Legal fees, Advance maintenance charges Corpus fund are not included in the rate sqft & are payable separately as applicable.
7. Stamp Duty & Registration charges and Legal/Incidental expenses for registering the property and any other statutory levies as applicable from time to time will have to be borne by the Allottee. Increase in existing tax levies and any fresh Governmental levies as applicable during the contract period shall be met by the Allottee.
8. Dimensions and details provided in the accompanying literature are approximate and are subject to alteration without notice.
9. Any fund transfer or out station cheque will attract Bank charges payable at actuals.
10. Changes in standard specifications by the customer are generally not acceptable as changes adversely affect the completion schedule of the project.
11. This booking is subject to acceptance by **Sattva Developers Pvt. Ltd.**, in writing and receipt passed for earnest money is tentative.
12. All cheques / DD should be in favour of **Sattva Developers Pvt. Ltd.**
13. All disputes related to this Property is subject to the exclusive jurisdiction of the courts in Bangalore.
14. Within 10 days of Booking, payment of 20% of the agreement value (minus booking amount) Post Dated Cheque at the time of booking. On or before ____/____/____.
15. Within 30 days from the day of Booking balance payment of due installments as per construction status to be paid. (_____ %) On or before ____/____/____.
16. Time is the essence of booking. Delayed payments attract 18% p.a. Interest.
17. Price is subject to change without any notice.

Date of Birth: 1. _____ Marriage Anniversary _____
2. _____

I/We have gone through the terms and conditions stated above and agrees to the same.

Date :

Place :

Signature of Applicant