

Dear Sir,

I/we request that I/we may please be allotted residential flat in your proposed **“SUDHAKUNJ”** Bhubaneswar. I/we agree to abide by the terms and conditions of allotment as contained in this application form as well as brochure and any further amendments/additions that may be made by the company time to time.

I/we, agree to take registration of an undivided interest in the land with relation to this flat as determined and arrange by the builder as and when intimated, subject to the condition, that the flat will be constructed by the said builder as per the B.D.O approved plan and specified details of the builder for the apartment. I/we agree to sign and execute, as and when desired by the company, the agreement of construction of the flats or the flats buyer's agreement as the case may be on the company's standard format which, I/we have read thoroughly understood and I/we agree to abide by the terms and conditions contained therein.

Booking Formalities:

I/we enclose here with cash or cheque/bank draft no. _____ **Date:** _____ **For,**

Rs. _____ (**Rupees** _____) **Draw on** _____
_____ **in your favor, towards my/our booking/earnest money.**

Terms and Conditions:

1. The application money (with Brochures and animation CD) / Booking amount Rs. 500/- (non-refundable) in shape of A/C payee cash or cheque/DD in favour of **GADACHANDI CONSTRUCTION PVT. LTD.**
2. No interest will be paid by the company to the purchasers against advance payment / installments / application money / booking amount.
3. The customer / Purchaser will be responsible for paying installment within 15th day of every month by way of A/C payee / cheque / DD in favour of **GADACHANDI CONSTRUCTION PVT. LTD.**
4. Registration charges including stamp duty and allied expenses will be borne by the purchasers as per govt. rules.
5. Rent and other taxes if any, levis by govt. / revenue authority will be borne by the customers.
6. All disputes are subject to Bhubaneswar Jurisdiction only.
7. Bank charges, commission, if any on cheque / DD will be borne by the purchasers.
8. Company will provide required documents for bank loan.
9. The company will not be responsible for any loss caused by any act of nature or act of the state.

10. *The company reserves the rights of accepting or rejecting any application receive.*
11. *5% discount on onetime payment (before foundation).*
12. **Penal interest** – *If the amount is not paid within the prescribed time, a penal monthly compound interest of 5% on defaulted amount per month will be collected from the customer, the company at its discretion thereafter, shall have the right of cancellation.*
13. **Surrender / Cancellation** – *In case of surrender / cancellation the amount deposited shall be refunded without any interest after 90 days and within 120 days of receiving the cancellation / surrender application. The company will deduct 10% from the amount deposited by the establishment charges.*
14. **Time of Completion** – *The construction will be completed from all aspects within 28 months of booking.*
15. **Possession** – *Possession of the flats / units shall be given to the purchaser on or after all due amounts have been deposited.*
16. **Escalation** – *Absolutely no price escalation after booking for regular customer.*

Terms and conditions may change as per the schemes selected by the customer as mentioned in the agreement and application forms.

Declaration:

I/we hereby declare that the above particulars given by me/us are true to the best of my/our knowledge and belief's/we shall furnish any additional information(s) if required, in the event of any delay on my/our part to furnish any particulars desired by your company, it should be within the direction of the company to reject my/our application.

In the matter of any doubt or difficulty arising out of interpretation of terms and condition, I/we shall abide by the decision of the company and it shall be final and binding on me/us a flat. I/we further agree to pay the balance payment with the accordance with the company schedule of installment.

I/we further understand that the timely payment is the absence of the transaction and accordingly we will abide by the payment plan. I/we read to the terms and conditions of allotment in detail annexed here to and hereby agree to abide full by these.

Signature of Promoter

Signature of Customers