

BOOKING APPLICATION

From,

To,

M/s. Calicut Landmark Builders and Developers [India] Pvt. Ltd.

CD Tower, Mini Bypass,

Calicut - 4.

Sub: Purchase of Flat/Villa

Ref: Flat/Villa No ----- In the Project -----

-----Floor with a total Super Built up area of -----Sq.ft

Dear Sir,

I/We have gone through the brochure and the typical floor plan containing the

Details of ----- in -----

I am/We are interested in buying Apartment/ Villa as referred, for a total cost of

Rs-----

I / We enclose herewith Cash/Cheque/DD/Bank transfer/ No-----

Dated on-----Bank-----

Branch for Rs ----- being the Advance Payment.

I/We accept the Terms and Conditions mentioned overleaf and agree to remit further instalments as per the standard Schedule of Payments:

Kindly confirm allotment

Thanking you,

Yours faithfully,

(Signature/s)

TERMS AND CONDITIONS

- On allotment a booking advance of Rs.3,00,000/- is to be paid by the Purchaser, if the purchaser cancels the booking a service charge of 10% will be deducted and the balance amount shall be paid to the purchaser.
- Once allotted and application signed, the prices will be firm.
- M/s. Calicut Landmark Builders and Developers [India] Pvt. Ltd. reserve the right to accept or reject any Application for booking of the apartment/villa without assigning any reason thereto.
- All payments should be by Local cheque/DD favouring M/s. Calicut Landmark Builders and Developers [India] Pvt. Ltd. payable at Calicut.
- Overseas clients should make their payments through proper banking channels.
- All measurements, area layouts, elevation and specifications shown in the brochure are subject to minor variations without specific or general notices; All such variations/alterations shall be purely at the discretion of the Builder.
- The Brochure does not constitute a legal offer.
- The area is inclusive of proportionate share of the common areas and wall thickness.
- The completion and delivery date are indicated to give an idea of probable completion of the project.
- Every effort will be made to complete and handover the project within the stipulated time.
- The Company is not responsible for any delay in obtaining Water/ Electricity/Sewage connections due to delay in getting sanction from concerned departments; Further, no responsibility will be accepted for any delay due to unforeseen circumstances and to obtain service connections from statutory bodies due to reasons beyond the control of the Builder.
- Possession shall be given to the customer on settling of all dues to the Company.
- Cost of Stamp Paper, Registration charges, Legal and miscellaneous expenses in connection with the registration of undivided share of land and the area of the flat are to be borne by the Purchaser; In case of any additional stamp duty is claimed by the registration department, then that also has to be borne by the Purchaser.
- All statutory deposits, building tax, share of KWA/KSEB cabling charges, transformer cost, pollution control board charges and deposits for Flats/Villas Owners' Association are to be paid by the purchaser.
- Membership in the Flat/Villa Owners' Association is compulsory and not optional and the maintenance charges are payable by the Flat owners as per the Apartment's Owners Act 1983.

It is a time bound project. I / We hereby agree to execute the Agreement within 20 days from the date of booking the flat and in case, Agreement is not executed by me/us or in case, payments are not made as per the Agreement the Builder reserves the right to cancel the allotment, in which case I/we are aware, the refund to the client will be made only after re-allotting the unit to another party and such refund will not carry any interest and subject to deduction of expenses and damages @ 10% of the total cost of the Flat/ Villa with a minimum of Rs.1,00,000/- and I/We here by agree for the same.

All transactions are subject to Kozhikode jurisdiction only;

I/We accept the above Terms & Conditions.

(Purchaser/s)