

To

The Director  
Sahaya Real Estate Pvt. Ltd.  
Plot no -32, Madhusudan Nagar,  
Bhubaneswar

Passport  
Photograph I

Passport  
Photograph II

Dear Sir / Madam,

I / We, the undersigned, request for the allotment of Residential Apartment(s) in your Apartment Complex known as "Sahaya Avenue", being developed at Jharpara / Gobind Prasad, Bhubaneswar, under the Down payment / Installment Payment Plan (Strike of whichever is not applicable)

In the event of the company agreeing to allot an Apartment (s), I / we agree to make Down Payment / Pay further installments of the total consideration amount stipulated in this application and the Apartment Buyers Agreement and the payment plan which have been fully explained to me / us by the company and have been read and understood by me / us.

I / We further agree to sign and execute the requisite Apartment Buyers Agreement as and when desired by the company on its standard format. I / We, in the meantime have signed and agreed to abide by the indicative terms and conditions of sale attached to this application form.

I / We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ )  
\_\_\_\_\_ ) vide cash / bank draft /  
cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ payable  
at Bhubaneswar towards Booking amount for the said apartments (All drafts/cheques to be made in  
favour of Sahaya Real Estate Pvt. Ltd., payable at Bhubaneswar. However, cheques shall be subject to  
realization.)

\_\_\_\_\_  
Signatures 1st Applicant

\_\_\_\_\_  
Signatures 2nd Applicant

**My / our particulars mentioned below may be recorded for reference and communications**

1. Name of the applicant (Sole / first) \_\_\_\_\_ Age \_\_\_\_\_

Father's / Husband's / guardian's Name \_\_\_\_\_

Address for Correspondence \_\_\_\_\_

\_\_\_\_\_ City \_\_\_\_\_ Pin code \_\_\_\_\_

**Your Contact Numbers** \_\_\_\_\_

Off. No. \_\_\_\_\_ Res. No. \_\_\_\_\_ Mob. No. \_\_\_\_\_

E-Mail ID \_\_\_\_\_

Residential status :  Resident  Non Resident  Foreign National of Indian Origin

Nationality \_\_\_\_\_ Date of Birth \_\_\_\_\_ PAN No. \_\_\_\_\_

Ward / Circle / Place of Assessment \_\_\_\_\_

2. **Name of Second applicant** \_\_\_\_\_ Age \_\_\_\_\_

Father's / Husband's / guardian's Name \_\_\_\_\_

Address for Correspondence \_\_\_\_\_

\_\_\_\_\_ City \_\_\_\_\_ Pin code \_\_\_\_\_

**Your Contact Numbers** \_\_\_\_\_

Off. No. \_\_\_\_\_ Res. No. \_\_\_\_\_ Mob. No. \_\_\_\_\_

E-Mail ID \_\_\_\_\_

Residential status :  Resident  Non Resident  Foreign National of Indian Origin

Nationality \_\_\_\_\_ Date of Birth \_\_\_\_\_ PAN No. \_\_\_\_\_

Ward / Circle / Place of Assessment \_\_\_\_\_

**3. Details of Family Members**

Sl. No.	Name	Relation	Date of Birth
01			
02			
03			
04			
05			

**4. Details of Apartment(s) to be purchased**

Flat No. \_\_\_\_\_ Block No. \_\_\_\_\_ Floor \_\_\_\_\_ Type \_\_\_\_\_

Rate per sqft \_\_\_\_\_ Super Built-up Area \_\_\_\_\_

5. **Car Parking Opted For** :  Stilt Parking  Open Space Parking. Parking Amount (Rs.) \_\_\_\_\_

\_\_\_\_\_  
Signatures 1st Applicant

\_\_\_\_\_  
Signatures 2nd Applicant

6. **Payment Plan opted for :**  Down Payment  Installment plan

7. **Home Loan Details :**

Financed from \_\_\_\_\_

Home Loan Account No. \_\_\_\_\_ Loan Amount \_\_\_\_\_

8. **Summary of Total Cost :**

a. Flat cost : Rs. \_\_\_\_\_

b. Parking cost : Rs. \_\_\_\_\_

c. Other charges (if any) : Rs. \_\_\_\_\_

**TOTAL** : Rs. \_\_\_\_\_

Rupees \_\_\_\_\_

9. **PAYMENT SCHEDULE :**

INSTALLMENT	% DUE	DUE DATE	AMOUNT IN RS.
1st	15	Towards Booking Amount within 15 days of application ( including Rs2,00,000/-)	
2nd	20	At the time of agreement	
3rd	10	At the time of First floor roof casting	
4th	10	At the time of Second floor roof casting	
5th	10	At the time of Third floor roof casting	
6th	10	At the time of Fourth floor roof casting	
7th	10	At the time of completion of brick work	
8th	10	At the time of completion of Flooring	
9th	5	Before handing over the flat	

**Declaration :**

I / We, the above applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct to the best of my / our Knowledge and no material fact has been concealed there from.

Place : \_\_\_\_\_

Date / / 20

\_\_\_\_\_  
Signatures 1st Applicant

\_\_\_\_\_  
Signatures 2nd Applicant

**FOR OFFICE USE ONLY**

1. Application  Accepted  Rejected

Amount received at the time of booking vide Money receipt No. \_\_\_\_\_ Dated / / 20

by Cash / Draft / Cheque No \_\_\_\_\_ Dated / / 20 of Rs. \_\_\_\_\_

(Rupees \_\_\_\_\_)

\_\_\_\_\_ drawn on \_\_\_\_\_ payable at \_\_\_\_\_

\_\_\_\_\_  
Authorised Signatory

\_\_\_\_\_  
Director

## TERMS & CONDITIONS FOR REGISTRATION/ BOOKING/ ALLOTMENT OF AN APARTMENT

- It is expected that possession will be handed over within 30 months from the date of execution of the agreement barring any unforeseen circumstances.
- The intending Allottee(s) shall not be entitled to get the name of his /her nominee(s) substituted in his/ her place without the prior approval of the builder, who may in its sole discretion permit the same on such terms as it may be deemed fit.
- Also, the purchaser shall not assign / transfer the interest / right in the flat without the prior permission of the builder. However for availing of Housing loan from financial institutions, towards payment to the builder such assignment / mortgage may be created with the approval of the builder.
- All expenses relating to the Registration of the sale deed shall be in accordance to the rates prescribed / fixed by the Govt. and or Authorities and shall be borne by the purchaser only in addition to the cost and such other charges of the flat agreed upon earlier.
- It is mandatory for each & every allottee, that he / she shall be required to purchase car parking spaces as defined below, on payment of charges @ Rs...../- per car parking area.
- Builder shall withhold the physical handing over of the flat, up till its payment is made and also in case of extra ordinary situation of Non-co-Operation by the buyer, the Builder may even also cancel the allotment and may re-allot the same on its own choice.
- It shall be incumbent on the intending allottee(s) to comply with these terms of payment. In case the installments are delayed the intending allottee(s) shall have to pay compensation on the unpaid amount or dues as follows : (a) up to 60 days delay from the date of outstanding @ 18% p.a. (b) up to 90 days delay from the date of outstanding @ 24% p.a.
- Any type of taxes and or charges levied and to be levied by Govt. or Authority concerned, on the land and / or, on the building (as the case may be) in relation to the flat shall be borne and paid by the intending allottee(s) only.
- Construction specification and special features provided in the apartments are well defined in the

specification chart being a part of this application form. Any additional work or items, if desired, by the buyer, should be informed well in advance in written form only and such acceptance is purely at the discretion of the builder. The bill amount shall be prepared and determined by the builder for such extra work basing on the prevailing price at the time of execution. The applicant shall pay such amount at its own convenience but strictly prior to handing over of the flat along with others payable items.

- The allotment of flats is entirely at the discretion of the builder and the builder has the right to reject any offer without assigning any reason thereof.
- Bhubaneswar courts alone shall have jurisdiction in all matters arising out and / or concerning this transaction.

### Payment terms

• Booking Amount	Rs2,00,000/-
Towards Booking Amount within	15%
15 days of application( including Rs2,00,000/-)	
• At the time of agreement	20%
• At the time of First floor roof casting	10%
• At the time of Second floor roof casting	10%
• At the time of Third floor roof casting	10%
• At the time of Fourth floor roof casting	10%
• At the time of completion of brick work	10%
• At the time of completion of Flooring	10%
• Before handing over the flat	5%

### DECLARATION

I/ We have read and understood the above mentioned terms and conditions, documents referred to therein and agree to abide by the same.

Name of the Applicant(s) : (1) \_\_\_\_\_ (2) \_\_\_\_\_

Signature(s) : (1) \_\_\_\_\_ (2) \_\_\_\_\_

Place: \_\_\_\_\_ Date: / / 20

\_\_\_\_\_  
Signatures 1st Applicant

\_\_\_\_\_  
Signatures 2nd Applicant