

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:

TYPE OF APARTMENT : _____ FLOOR NO: _____
 SUPER BUILTUP AREA : _____ NO. OF COVERED PARKING: _____

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 NOEL VILLAS AND APARTMENTS 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: _____

Passport Size Photo



Applicant 1

Passport Size Photo



Applicant 2

TERMS AND CONDITIONS

1. NOEL VILLAS & APARTMENTS 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. Booking amount paid at the time of booking will not be refunded in case of cancellation of booking.
4. **Payment schedule –**

On agreement	:	30% of the total cost + taxes applicable
On completion of foundation	:	10% of the total cost + taxes applicable
On completion of 2nd floor Slab	:	10% of the total cost + taxes applicable
On completion of 5th floor Slab	:	10% of the total cost + taxes applicable
On completion of 8th floor Slab	:	10% of the total cost + taxes applicable
On completion of 11th floor Slab	:	10% of the total cost + taxes applicable
On completion of 14th floor Slab	:	10% of the total cost + taxes applicable
On completion of entire structure	:	5% of the total cost + taxes applicable
On Handing Over	:	5% of the total cost + taxes applicable
5. The basic sale price of the Apartment does not include :-
 - All Local taxes, building tax, sales tax on works contract or VAT as applicable, service tax, Swachh Bharath Cess, GST, One time building tax, contribution for workers welfare fund, provident fund contribution, or similar social security fund contributions, if applicable or made applicable during the period of the contract or after its completion in relation to this project, other statutory and customary payments in respect to the construction work carried out.
 - Security deposits, installation charges and incidental expenses of electric posts, lines, transformer, electric connection, water connection, gas connection and STP charges.
 - The stamp duty, 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.
 - Any other charges or levies as may be specifically referred to in the agreement.
6. The basic sale price of the apartment will depend on the rates prevalent at the time of acceptance of the application by the builder and super built up area of the apartment. Super built up area is defined as the built up area including balconies of the apartment plus a pro-rata share of the common areas/facilities of the building and the amenities provided. Super built up areas as determined by the builder shall be final and binding on the applicant.
7. All payments shall be made by DD/Local cheque or bank transfer in favour of NOEL VILLAS AND APARTMENTS payable at Ernakulam. For delayed payments interest will be charged at 15% per annum.
8. Amenities for the apartment owners will be provided in the adjacent plot for which separate agreement will be executed.
9. Possession of the apartment shall be given to the customer only on settling all the dues to the company.
10. a. On allotment, three agreements will be executed between the builder and the purchaser – one for the sale of Undivided Share of the land, second for the construction of the apartment and third for the amenities provided in the adjacent plot. Though separate considerations are specified in each agreement, composite value of three agreements will be shown in the payment schedule. Necessary citations to this effect are given in the agreements.
b. The sale deed of apartment will be registered in favour of the purchaser on receipt of the entire payments and before handing over.
11. Owner's Association will be formed on handing over of the possession of the apartments. Membership in the above Association is compulsory, not optional. Maintenance charges are payable by the Owners on a monthly basis. On project completion, 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.
12. 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.
13. NOEL VILLAS AND APARTMENTS have the right to expand the "THE EARTH" project with additional floors, structures, facilities or amenities subject to the approval from respective authorities.
14. All transactions are subject to Cochin jurisdiction only.

Place : _____

Signature : (1) _____ Signature : (2) _____

Date : _____

Name : _____ Name : _____