noel ecoden

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 : (1) .....

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Taluk: .....Village: ..... Pincode : .....

(2) .....

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Taluk: .....Village: ..... Pincode : .....

Address for correspondence : .....

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Status : (1) Indian ☐ NRI ☐ (2) Indian ☐ NRI ☐

(1) Pan No ..... (2) Pan No .....

(1) Aadhaar No ..... (2) Aadhaar No.....

If NRI, Passport No : (1) ..... (2) .....

Telephone : Office ..... Residence .....

Mob. : (1) ..... (2) .....

E-mail : (1) ..... (2) .....

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.

Applicant 1 | Applicant 2

Place:

Date:

Signature : (1) ..... (2) .....

Name : (1) ..... (2) .....

TERMS & 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. Amount paid at the time of booking will not be refunded in case of cancellation of booking.
4. Payment schedule –

1. On agreement	: 30% of the total cost + taxes applicable
2. At completion of foundation	: 10% of the total cost + taxes applicable
3. At completion of 3rd floor Slab	: 10% of the total cost + taxes applicable
4. At completion of 6th floor Slab	: 10% of the total cost + taxes applicable
5. At completion of 8th floor Slab	: 10% of the total cost + taxes applicable
6. At completion of 12th floor Slab	: 10% of the total cost + taxes applicable
7. At completion of 16th floor Slab	: 10% of the total cost + taxes applicable
8. At completion of entire structure	: 5% of the total cost + taxes applicable
9. On Handing Over	: 5% of the total cost + taxes applicable

5. The stage construction referred in the above schedule is only a reference point for effecting advance payments.
6. The basic sale price of the Apartment does not include:-
   - All Central & Local taxes, building tax, GST, one time building tax, construction welfare fund, 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 payments in respect to the construction work carried-out.
   - Security deposits, installation charges and incidental expenses of electric posts, lines, transformer, electric connection.
   - Deposits, expenses and incidental charges for water and Gas connections, STP and other utilities.
   - 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.
7. 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.

8.

AREA DETAILS OF APARTMENT

Apt. Type	Carpet area inside Apartment	Balcony / Verandha Area	External wall thickness Area	Share of common area	Total Area	Total Area
	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m	Sq.m
A	176.67	35.86	14.39	45	271.92	2927
B	190.41	37.59	13.87	48	289.87	3120
C	141.79	14.18	12.46	34	202.43	2179
D	176.82	28.16	13.62	44	262.60	2827
E	176.45	28.16	12.98	44	261.59	2816
F	140.44	14.60	12.05	33	200.09	2154

9. All payments shall be made by DD/Local cheque in favour of NOEL VILLAS AND APARTMENTS payable at Ernakulam. For delayed payments interest will be charged at 15% per annum.
10. Possession of the apartment shall be given to the customer only on settling all the dues to the company.
11. A. On allotment, two agreements will be executed between the builder and the purchaser – First for the construction of the apartment, second for the sale of undivided share of the land. Though separate considerations are specified in each agreement, composite value of two agreements will be shown in the payment schedule. Necessary citations to this effect are given in the agreements.
12. The sale deed of apartment will be registered in favour of the purchaser on receipt of the entire payments and before handing over.
13. 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. 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.
14. The total land area of the project is 59.23 Ares (146.36 cents). Noel Ecotat project has the right of way over the internal road provided at the front side of the project.
15. The furniture's and fixtures shown in brochure and walk-through are intended for visualizing the internal space adequacy of the apartment but not included within the scope of the sale of the apartment.
16. 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.
17. NOEL VILLAS AND APARTMENTS have the right to expand the 'NOEL ECODEN' project with additional floors, land, structures, facilities or amenities subject to the approval from respective authorities.
18. All transactions are subject to Cochin jurisdiction only.

Place :

Date :

Signature 1:..... 2 :.....

Name 1:..... 2 :.....