



EDEN144

Move into the Future

BOOKING FORM

EDEN 144 -BY THEA ESTATES

APPLICATION NO.

DATE / /

APPLICANT NAME

DATE OF BIRTH / /

PASSPORT / VALID ID NO.

PAN NO.

RESIDENT STATUS: RESIDENT

NON - RESIDENT

ADDRESS

CONTACT NO (MOBILE)

CONTACT NO (PHONE)

EMAIL ID

CO APPLICANT NAME

RELATIONSHIP

PLOT SIZE

PLOT NO.

BOOKING AMOUNT

₹

IN WORDS

MODE OF PAYMENT: CASH

CHEQUE

CHEQUE NO.

OTHERS

ENCLOSED (Copy): PASSPORT

PAN CARD

AADHAAR CARD

OTHERS: _____

APPLICANT SIGN

CO APPLICANT SIGN

For Office Use Only:

APPROVED BY: _____

SALES CODE: _____

AUTHORISED SIGNATORY



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TERMS & CONDITIONS

EDEN 144 -THEA ESTATES

1. NATURE OF BOOKING.

1.1 This is an application (Expression of Interest) for provisional booking for a Plot mentioned overleaf in the project being developed by THEA Estates or its Special Purpose Company or its subsidiary.

1.2 This provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until required documents such as Sale Deed / Sub Lease Deed are executed.

1.3 This provisional booking shall be confirmed and an Agreement of Sale will be signed only when the Applicant(s) shall pay 20% of the Total Cost of the Residential Plot Space. If the Applicant(s) fails to pay this stipulated amount within time, the application for provisional booking shall be rejected by the Company.

The rejection of application form shall attract cancellation charges as per Clause 7 herein below.

2. REGISTRATION & OTHER CHARGES.

2.1 Registration charges, stamp Duty and other incidental expenses there to, as applicable at the time of registration, shall be extra and is to be borne by the Applicant(s).

2.2 Other Statutory taxes/charges as applicable from time to time shall be extra and shall be paid by the Applicant(s).

3. MODE OF PAYMENTS.

3.1 All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of M/s **THEA Estates** or its Special Purpose Company or its subsidiary as the case may be.

3.2 The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company.

4. EXECUTION OF ALLOTMENT LETTER.

4.1. The Allotment Letter shall be executed by the Company after realization of the booking amount. However issuance of Allotment Letter shall not confer any claim/right to the Applicant(s) until all the terms and conditions of application form and allotment letter are fulfilled and complied by the Applicant(s).

5. DELAYED PAYMENTS.

5.1 In case of delayed payment of instalments/ any other dues by the Applicant(s), the Company may condone the delay on its discretion and in that case the interest at rate of 18% per annum or for any part of a month shall be charged on such amount for the entire period of delay.

5.2 The delay condonation period shall be maximum for a period of 2 months. If the Applicant(s) does not clear its due payment along with delay interest for a maximum period of 2 (Two) months then the Company shall be fully entitled to cancel the Booking /Allotment and deduct the cancellation charges as per clause no 7, and reallocate the Plot to a new buyer.

6. HOUSING LOANS.

6.1 The Applicant(s) at his /her discretion and cost may avail housing loan from bank / financial institution. The Company shall under no circumstances be held responsible for non sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of instalments/ any other dues to Company shall not be linked to the loan availed /to be availed by the Applicant(s).

7. CANCELLATION CHARGES.

7.1 In case if the applicant wishes to cancel the booking of unit within 30days from the date of booking, a cancellation fee of Rs 50,000/- will be levied and the rest of the amount(if any) will be refunded within 90days of the date of cancellation.

7.2 In Case if the applicant wishes to cancel the unit after 30days of booking , the amount paid will be non refundable

8. POSSESSION.

8.1 The Company shall deliver the possession of the completed Plot to the Applicant(s) on payment of all dues to the Company.

8.2 In case of an unlikely event of delay in possession beyond the agreed date and its grace period, THEA Estates undertakes to intimate the Applicant (s) through medium of Email on the registered email id provided overleaf, with the rescheduled date of delivery and compensation (if any) as per the Company policy & subject to timely payment of all instalments and other dues by the Applicant(s).

The Courts at Bangalore shall exercise jurisdiction over all matters covered under this Application.

I/ we hereby declare that I/ we have gone through and understood the terms & conditions mentioned herein above and shall abide by the same unconditionally.

APPLICANT SIGN

CO APPLICANT SIGN

DATE: